



KAYBRIDGE
RESIDENTIAL



Lynmouth Avenue

Morden

Guide Price £485,000



Lynmouth Avenue

Morden

- Three Bedroom House
- End Terrace
- Great Investment Opportunity
- Off Street Parking
- Private Garden
- Garage To Rear
- No Chain

This three bedroom end of terrace house presents an excellent investment opportunity, offering a blank canvas for buyers wishing to create a home tailored to their tastes. The property is being sold with no onward chain, making the purchase process straightforward and appealing for those seeking a swift move. Inside, the accommodation is arranged over two floors and is in need of modernisation, providing the perfect chance for refurbishment and personalisation. The layout comprises a spacious reception room, a kitchen area, three well-proportioned bedrooms, and a family bathroom. Additional features include off street parking and a garage to the rear (ideal for storage or further development, subject to planning permissions). This property would suit first-time buyers, families, or investors looking to add value. Located in a popular residential area with convenient access to local amenities, schools, and transport links, this home combines practical living with significant potential for improvement. Early viewing is highly recommended to appreciate the possibilities this property offers and to secure a promising project in a sought-after location.

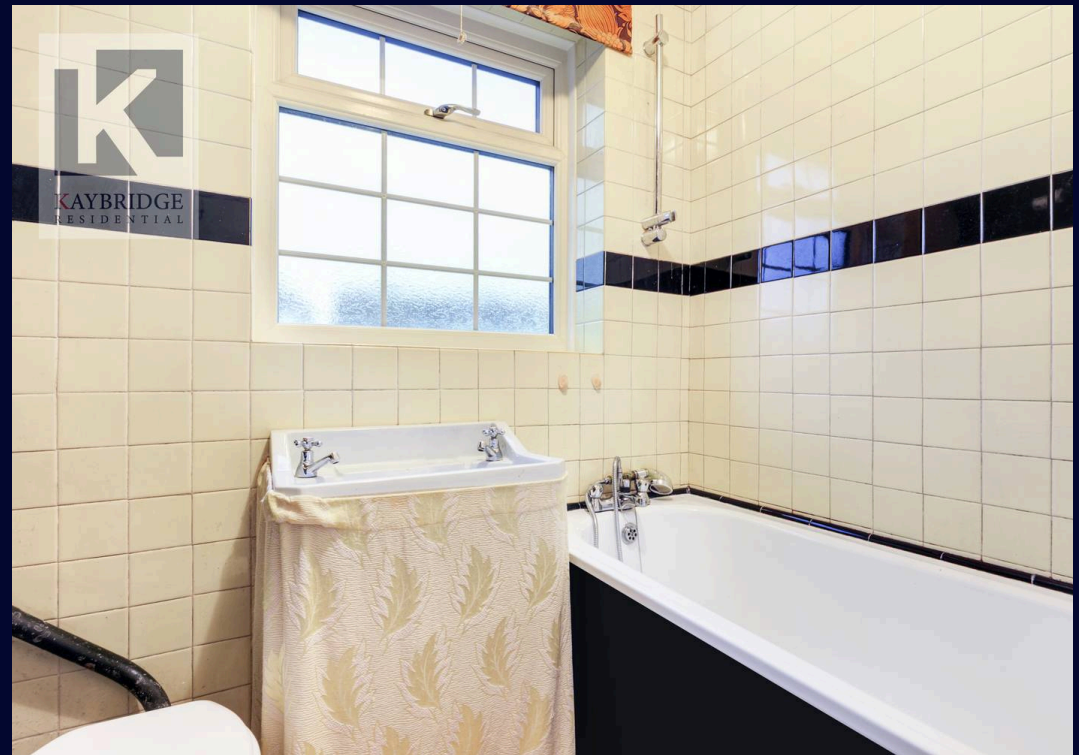
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Council Tax band: D

Tenure: Freehold

Morden is a well-connected and family-friendly south-west London suburb, ideal for commuters and those seeking a balance of green space and urban convenience. The area is served by Morden Underground Station (Northern line), offering direct access to central London, alongside Morden South and South Merton National Rail stations and excellent bus links. Residents benefit from a strong selection of well-regarded primary and secondary schools, including Harris Academy Morden, as well as local nurseries and colleges. Morden is particularly known for its outstanding open spaces, with the National Trust's Morden Hall Park, Morden Park and Ravensbury Park providing extensive recreational areas. Local landmarks such as the Baitul Futuh Mosque, historic St

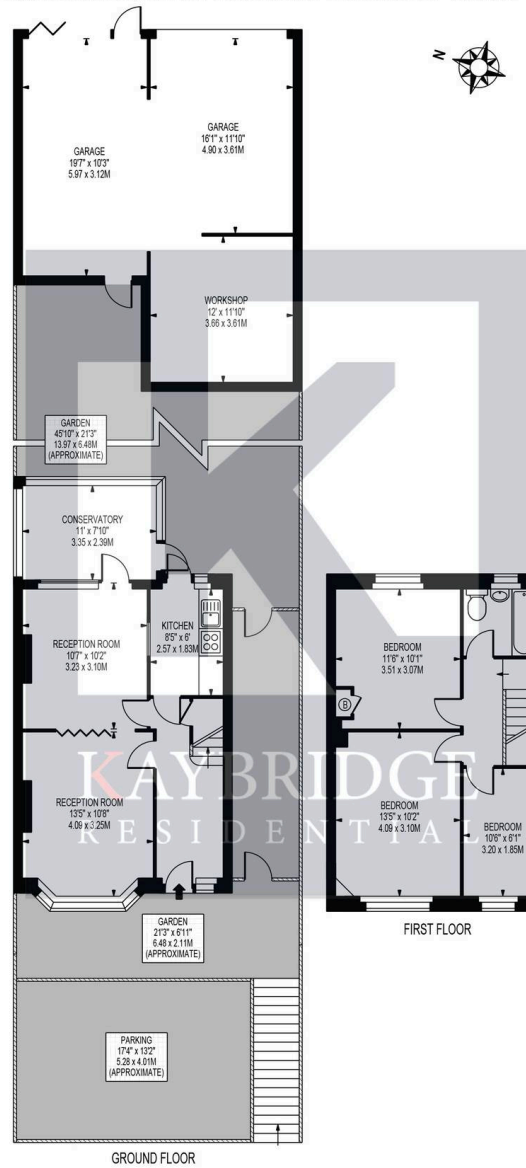




LYNMOUTH AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **915 SQ FT - 85.01 SQ M**
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: **537 SQ FT - 49.89 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

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Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • info@kbridge.co.uk • www.kaybridgeresidential.co.uk/

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