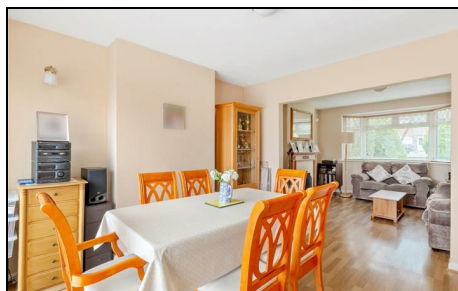


Northernhay Walk Morden, SM4 4BS

£625,000 Freehold

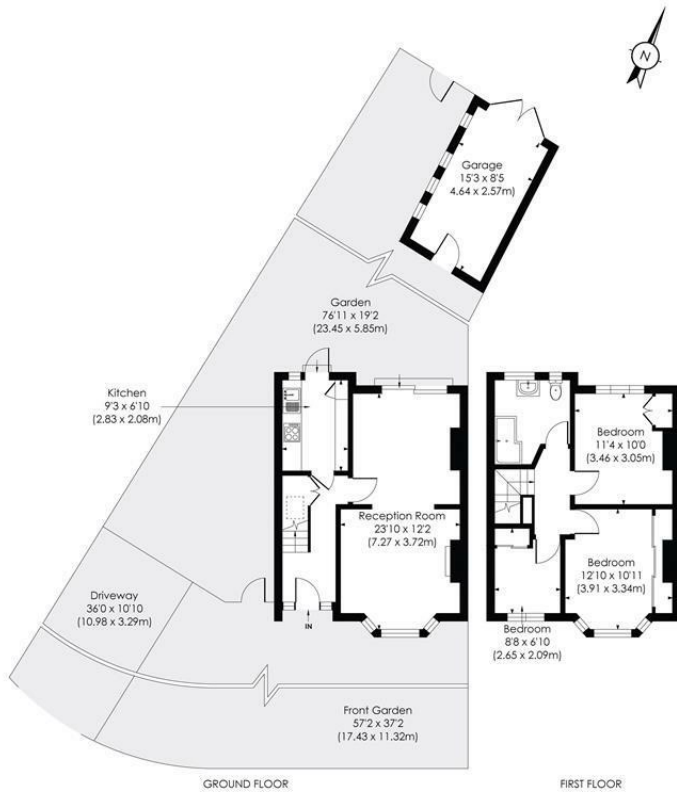


A highly attractive three-bedroom semi-detached 1930s home, adjacent to Cherry Wood and regarded as one of the area's most desirable locations in the Hillcross area. Potential to extend to the side and rear (STP). Elegant double reception room, fitted kitchen overlooking the rear garden. Within easy reach of Morden Northern Line Station, as well as South Merton Thameslink Station.

Super location for well-regarded schools and green open spaces.

NORTHERNHAY WALK, SM4

Approx. Gross Internal Floor Area
997 Sq. ft/92.63 Sq. m (Incl. Garage)
869 Sq. ft/80.71 Sq. m (Excl. Garage)



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Bedroom Semi-Detached house with scope to extend S.T.P
- Ample Off-Street Parking and Garage at rear
- Sizeable Front and Rear Garden
- Conveniently Located for South Merton Thameslink and Morden Underground
- Adjacent to Cherry Woods
- Freehold
- Merton Council Tax Band - E
- EPC -D



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

