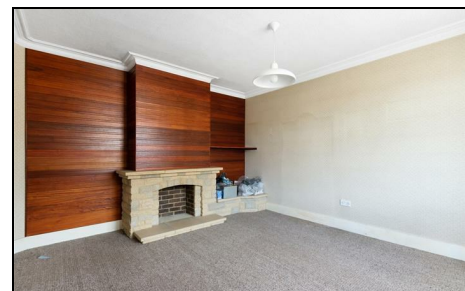


**Wandle Road  
Morden, SM4 6AJ**

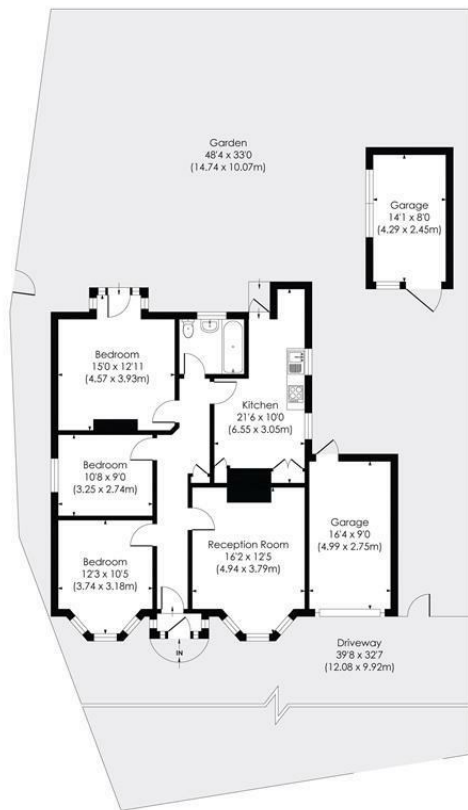
**£650,000 Freehold**



**A large three double bedroom Detached Bungalow with two garages, spacious lounge, 21' Kitchen, 48' x 33' private garden plus off street parking for three/four cars. Vacant possession is offered. Huge potential for extensions (S.T.P) Situated in the desirable Ravensbury Park area, close to Morden Hall Park and within reach of Morden Town centre with its tube station. Bungalows of this size are rarely available and viewing is recommended**

## WANDLE ROAD, SM4

Approx. Gross Internal Floor Area  
**945 Sq. ft/87.82 Sq. m (Excl. Garages)**  
**Garages: 260 Sq. ft/24.18 Sq. m**



GROUND FLOOR

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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.

- Detached Bungalow
- Three Bedrooms
- Spacious Kitchen/Dining Room
- Off-Street Parking & Garage
- Near Morden Hall Park
- Close to Morden Underground Station, Tram Links & Bus Routes
- Freehold
- Council Tax - E
- EPC - E



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  |                         |           |
|                                             | 51                      | 74        |
|                                             | 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.

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Lettings in Merton**

