

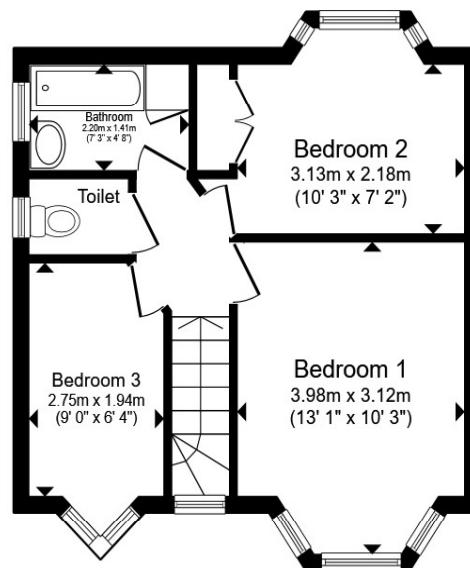
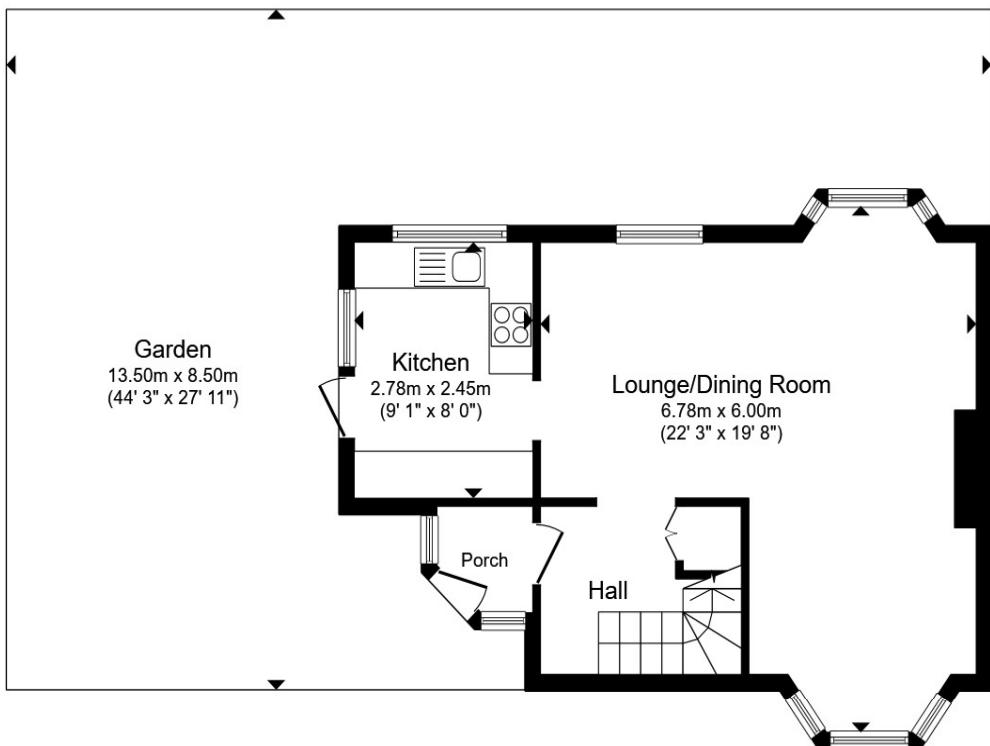


Wolsey Crescent, Morden SM4 4TD

**welcome to
Wolsey Crescent, Morden**

This property has been extended to side but has excellent scope for further side, rear and loft extensions.
A ideal oppitunity for developers, investors and buyers to add value.





This Three Bedroom End Of Terraced house offers generous plot and offering significant development potential. This property benefits from a driveway, side access and rear access to a separate garage dwelling. The kitchen has been extended to the side, creating a spacious and versatile layout ideal for modern family living. Positioned on a substantial plot, the home offers massive scope for further development (subject to planning), making it an excellent opportunity for home owners and investors alike.

Total floor area 80.6 m² (868 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Wolsey Crescent, Morden

- Three Bedroom End Of Terraced
- Driveway Providing Off Street Parking
- Side Access and Rear Access
- Generous Plot Size
- Significant Development And Extension Potential
- Ideal For Developers, Investors and Buyers Looking To Add Value Buyers

Tenure: Freehold EPC Rating: E

Council Tax Band: E

guide price

£675,000



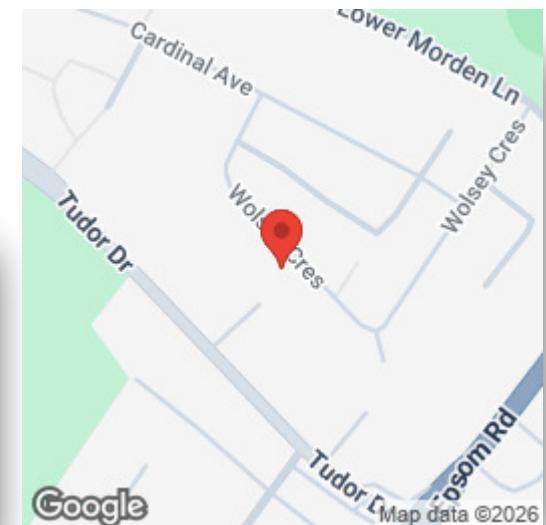
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Property Ref:
MOD103618 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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