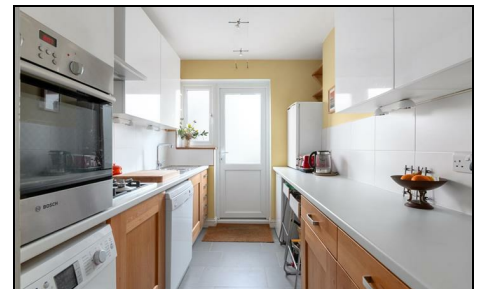


## Shaldon Drive Morden, SM4 4BH

Offers In Excess Of £600,000 Freehold



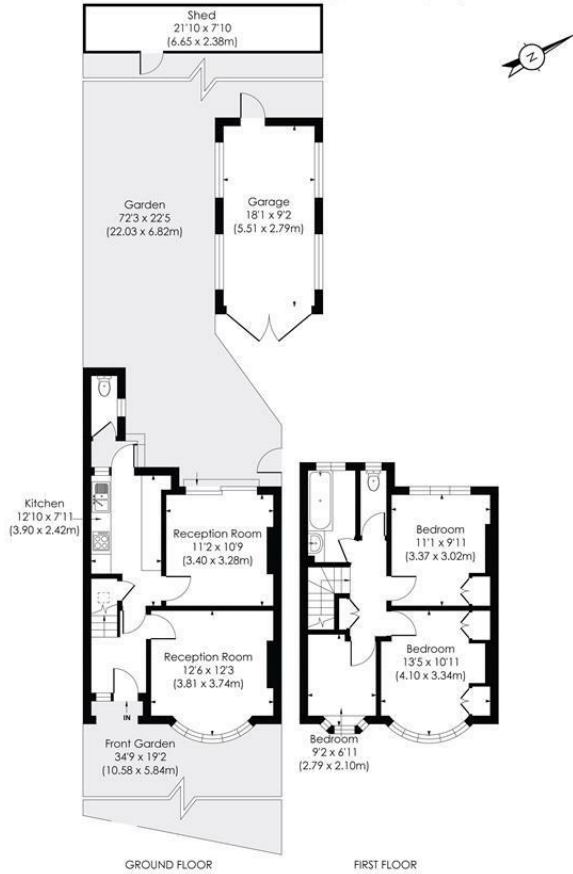
A well-proportioned three-bedroom 1930s end-of-terrace home offering bright accommodation, a generous rear garden and excellent potential to extend (STPP). The property features a bay-fronted reception room, a separate dining room overlooking the garden, and a galley-style kitchen with direct garden access. Upstairs comprises two double bedrooms, a further single bedroom, a family bathroom and separate WC. Externally, the property benefits from a good-sized rear garden with a substantial brick outbuilding/garage, ideal for storage or potential workspace, along with off-street parking to the front with an EV charging point installed. Ideally located close to Morden Underground Station (Northern Line) and South Merton Thameslink, as well as local schools, parks and amenities, making it an excellent opportunity for families or buyers looking to add value.

## SHALDON DRIVE, SM4

Approx. Gross Internal Floor Area

**846 Sq. ft/78.60 Sq. m (Excl. Outbuildings)**

**1198 Sq. ft/111.28 Sq. m (Incl. Outbuildings)**



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This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS 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.

- End of Terrace 1930's 'Selley' Built Family Home
- Three Bedrooms
- Desirable 'Hillcross' Area of Morden, SM4
- Off-Street Parking with EV Charging Point
- Generous Rear Garden with Brick Outbuilding/Garage
- Potential to Extend (STPP)
- Close to Morden Underground & South Merton Station
- Freehold
- EPC- D
- Merton Council Tax - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		64	
(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.

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