

**17 Newminster Road  
Morden, SM4 6HJ**

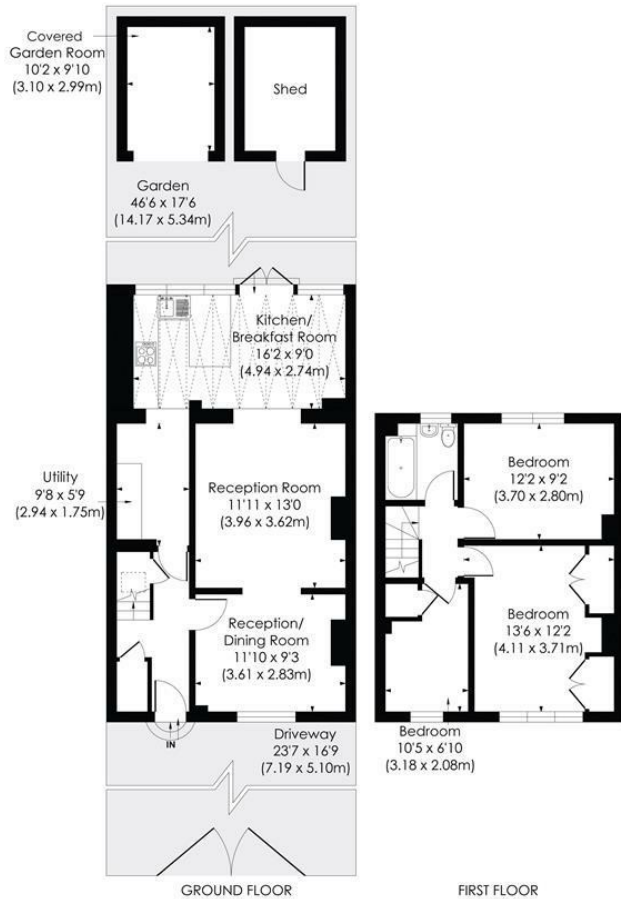
**£550,000 Freehold**



**An immaculately presented three-bedroom mid-terrace family home, extended and modernised throughout. The ground floor comprises a bright entrance hall, useful storage areas, a spacious through reception/dining room and an extended kitchen/breakfast room fitted with a modern range of units, breakfast bar and additional dining space. The kitchen provides direct access to a well-maintained north-east facing rear garden, featuring a decking seating area with covered veranda, power supply and outdoor speakers. The first floor offers two generous double bedrooms, a well-proportioned third bedroom and a modern family bathroom. All bedrooms benefit from built-in storage and the property has been tastefully decorated throughout. Conveniently located for Morden Underground Station, local bus routes, well-regarded schools and a range of local amenities.**

**NEWMINSTER ROAD, SM4**

Approx. Gross Internal Floor Area  
**1001 Sq. ft/92.95 Sq. m (Excl. Outbuildings)**



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.

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- Mid Terrace Family House
- Three Bedrooms
- Extended Kitchen/Breakfast Room
- Modern Fitted Kitchen with Breakfast Bar
- Decked Seating Area with Covered Veranda
- Outdoor Power Supply
- Close to Morden Underground Station, Local Schools & Amenities
- Freehold
- EPC - C
- Council Tax Band - C

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	71	80
55-68	D		
35-54	E		
2-34	F		
1-10	G		

More energy efficient = higher energy rating code  
 England & Wales EPC Director 2020/01/15/16

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