

Wandle Road Morden, SM4 6AE

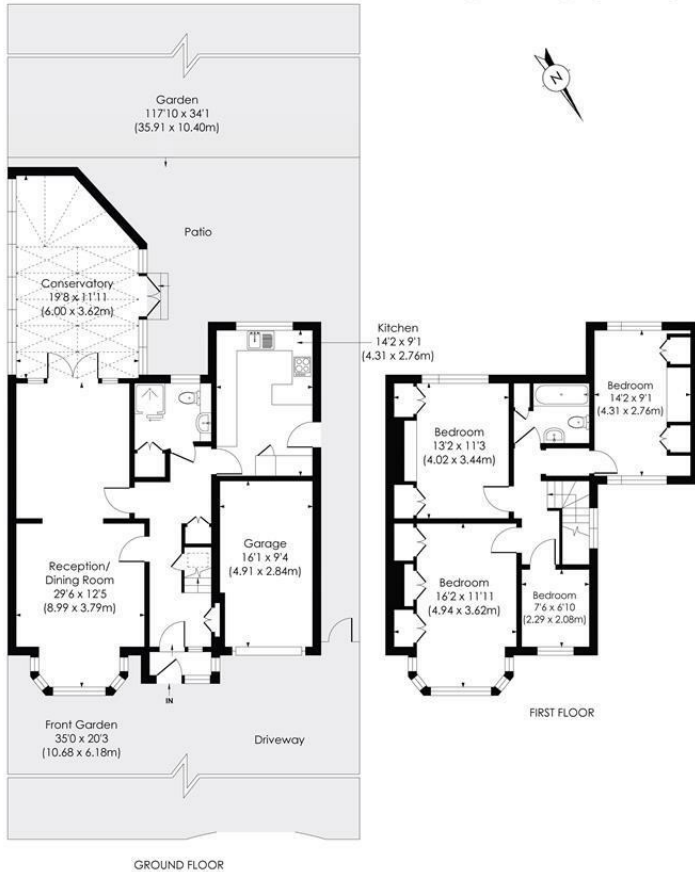
£850,000 Freehold



A substantial four-bedroom semi-detached family home occupying a generous plot with off-street parking, garage and a rear garden extending to approximately 118ft. The ground floor comprises a spacious through reception/dining room, fitted kitchen, downstairs WC and a large conservatory overlooking the garden. Upstairs offers three double bedrooms, a fourth bedroom/study, family bathroom and separate shower room. Offering excellent scope for refurbishment, extension and further enhancement (STPP), this property presents an ideal opportunity for buyers seeking a spacious family home in a sought-after residential location.

WANDLE ROAD, SM4

Approx. Gross Internal Floor Area
1730 Sq. ft/160.69 Sq. m (Incl. RHH)
1558 Sq. ft/144.75 Sq. m (Excl. RHH)



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.

- Semi-Detached Family Home
- Four Bedrooms
- Garage & Driveway
- Scope to Modernise & Extend (STPP)
- Great Transport Links Including Morden Underground Station
- Close to Local Amenities & Desirable Schools
- Approx. 118ft Rear Garden
- Freehold
- Council Tax Band - F
- 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		82	60
		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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