

**36 Arras Avenue  
Morden, SM4 6DF**

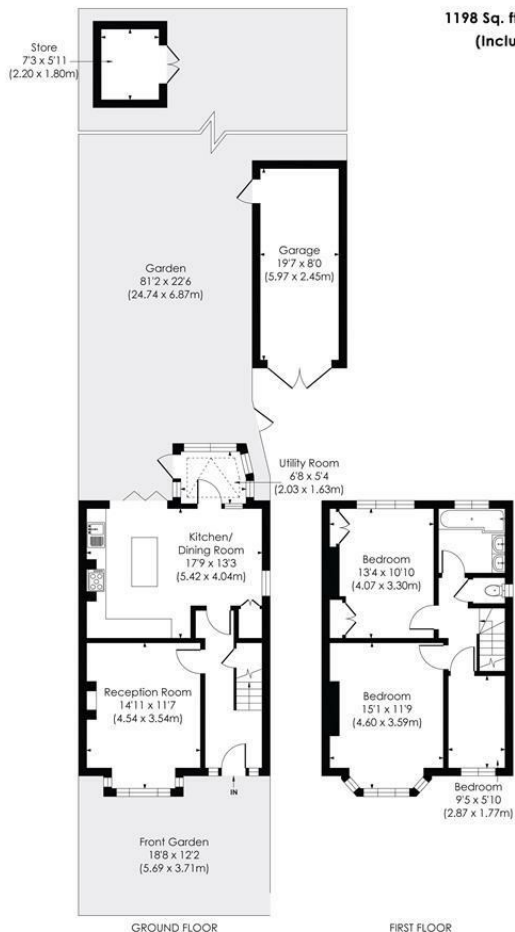
**£660,000 Freehold**



**A sympathetically modernised three-bedroom 1930s semi-detached family home in Morden's desirable Ravensbury area. The property includes a welcoming front reception room and open-plan kitchen/diner complete with quartz worktops and bi-fold doors through to the garden. Upstairs features three well-proportioned bedrooms and a contemporary family bathroom. To the rear, the home features an 81ft garden with a raised deck, garage with power, and store. Ample, free on-street parking is available to the front. Ideally situated for local schools and parks, with superb transport links nearby including Morden Underground Station (Northern Line), local buses, and the Tramlink network providing convenient access into Central London.**

## ARRAS AVENUE, SM4

Approx. Gross Internal Floor Area  
**1198 Sq. ft/111.29 Sq. m**  
 (Including Garage)

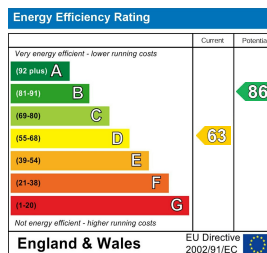


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Bed Semi-Detached Family Home
- In Excellent Condition Throughout
- Fully Re-Wired in 2023 and Recently Renovated, Including New Kitchen and Bathroom
- Potential to Extend Further (STPP)
- Modern Kitchen/Dining Room with Central Island
- Easy Access to Morden Underground Station (Northern Line)
- Detached Garage & Additional Storage Outbuilding
- No Onward Chain
- EPC Rating - D
- Merton Council Tax Band - E



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