



Elsrick Ave, Morden SM4 5RF
Guide Price £485,000 Freehold

3 1 2

- EPC EER to follow
- Semi Detached House
- Private Garage

- Off Road Parking For One Car
- Bright & Airy Accommodation
- Cul-De-Sac Location



Property Details

A well-presented three bedroom semi-detached family home situated within this quiet cul-de-sac 0.2 miles from the local Thameslink station and 0.6 miles from Morden Northern line tube station.

This bright and airy home is offered to the market with no onward chain and benefits from off road parking for one car, a private garage, a wider than average rear garden and ample scope to develop further.

With the added benefit of the well regarded Morden Primary School being moments from the property we feel this property would make an ideal family home.

The accommodation comprises three bedrooms each with built in wardrobes, a four piece family bathroom suite, large loft space, 29' bay fronted double reception room, a modern fitted kitchen, a 40' well-kept secluded rear garden with side access and a large garage.

The property is a short distance from a number of local parks including Morden Hall Park which sits on the banks of the River Wandle and Morden Park which offers ample space for walkers, dog walkers and joggers alike.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A		TBC	TBC
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100) A		TBC	TBC
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

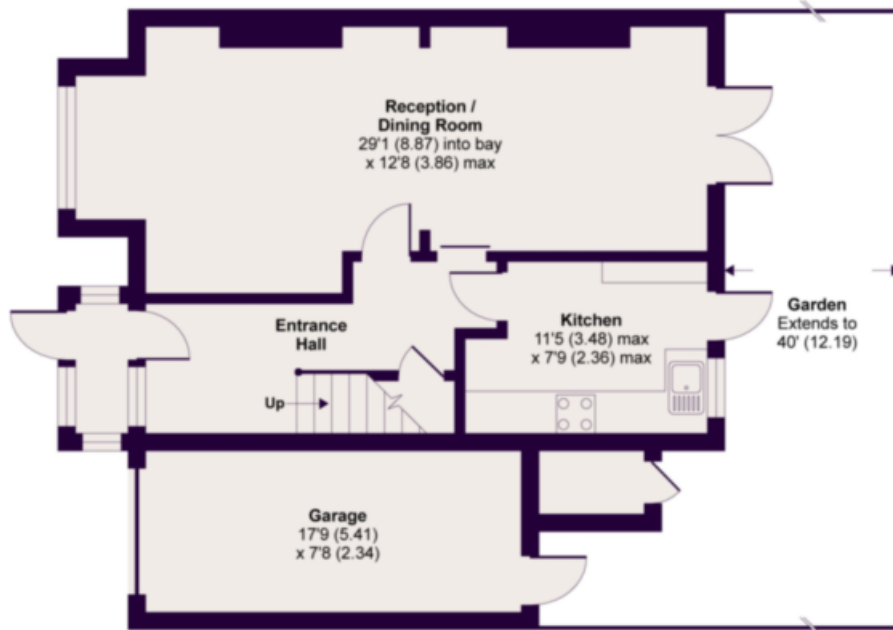
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Elsrick Avenue, Morden, SM4

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1088 SQ FT 101 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 136 SQ FT 12.6 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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