



Rougemont Avenue, Morden

The **PERSONAL** Agent



# Offers Over £600,000

## Freehold

- Stylish Family Home
- Private Driveway
- Entrance Hall and D/s Cloakroom
- Separate Lounge
- Family/Dining Room
- Stunning Rear Kitchen Extension
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Landscaped Rear Garden
- Detached Garage To Rear

A stylish three bedroom 1930's period house with stunning rear kitchen extension leading out to beautifully landscaped rear garden with detached garage to the rear and a private driveway to the front situated in a popular residential road. Viewing Recommended.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and

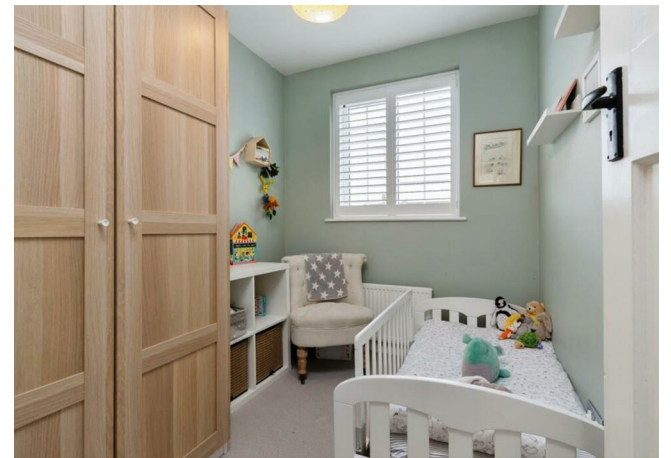


spacious being laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a significant loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

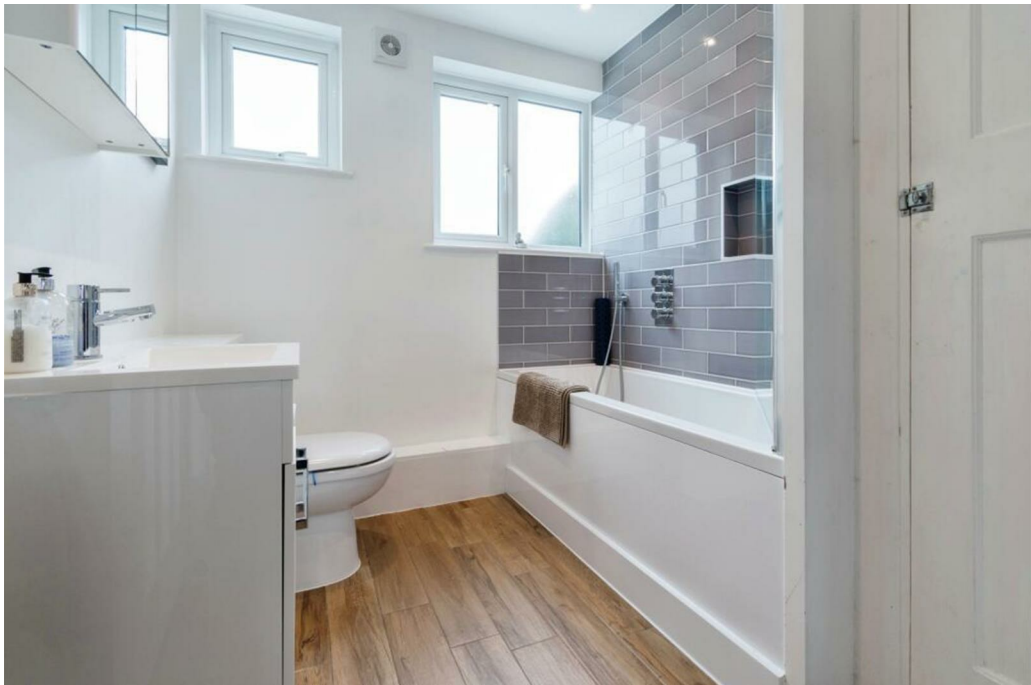
The accommodation briefly comprises; an inviting hallway with a handy downstairs W.C, a separate living room with bay window to the front aspect with bespoke shutters and a family/dining room leading onto a stunning kitchen with integrated appliances and a large island in the middle. There is a well-maintained landscaped rear garden with a garage to the rear. The ground floor also boasts a W.C.

The home also boasts two double bedrooms and a good sized single bedroom and a modern family bathroom and benefits from a detached which is fully equipped with power and lighting.

This family home is located just 0.14 miles from Morden Park, a stunning open space offering a variety of outdoor activities for the family to enjoy. It is also just 0.7 miles to Morden Town Centre and its Northern Line Tube Station, offering quick and easy access to the rest of London. The area benefits from excellent local schools, making it the perfect location for a growing family.









Total floor area 101.4 sq.m. (1,092 sq.ft.) approx

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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