



Dunster Avenue, Morden

The **PERSONAL** Agent



# Price Guide £575,000

## Freehold

- Stylish End Of Terrace House
- Entrance Hall
- Lounge
- Modern Fully Fitted Kitchen
- Dining/Family Room
- Three Double Bedrooms
- Family Bathroom
- South West Facing Rear Garden
- Block Paved Driveway
- Detached Garage

Situated in a sought after road within easy walking distance of local shops, schools and transport links is this modern and stylish, three bedroom family home.

This beautiful 1930's home is located in a popular residential area and has been extended on the ground floor to provide generous living space with a separate lounge to the front aspect, a tasteful fully fitted kitchen with island worktop and a dining/family room with plenty of space to relax with the family and entertain friends.

The kitchen/breakfast room measuring over 16ft, with a range of fitted units and Oak flooring flowing through into the equally large rear extension which has double doors to the garden.

To the front of the property is a spacious lounge with a



bay window allowing in plenty of natural light.

Upstairs are three bedrooms in a classic 1930s layout with two large double bedrooms and one single bedroom opposite the family bathroom.

Outside, to the front is a smart brick block driveway, while to the rear is a lawned garden facing south / west, towards the end of which is a detached single garage.

Morden and Wimbledon Town Centres are within easy reach with excellent transport links into the City of London, including Thameslink Line, Northern Line Underground Stations and Tramlink Services. There are several Ofsted rated 'Good' Primary schools all within one mile.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

Tenure - Freehold





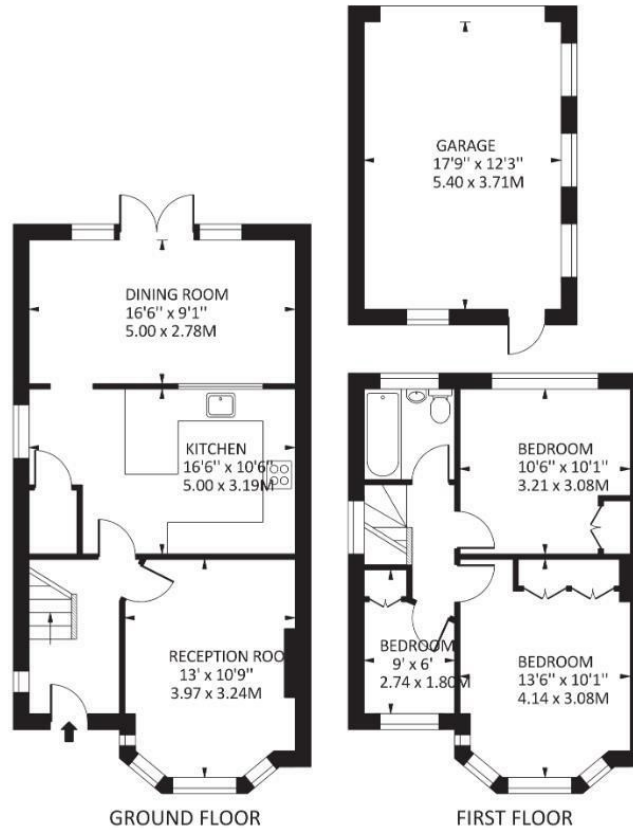


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### Dunster Avenue

Total Area: 1088 SQ FT • 101.05 SQ M  
(Including Garage)  
Garage Area: 216 SQ FT • 20.03 SQ M



Disclaimer: For illustration purposes only.  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(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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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

