



Lynmouth Avenue, Morden

The **PERSONAL** Agent

Offers In Excess Of £665,000 Freehold

- Four Bedrooms
- Stunning Refurbishment
- Kitchen / Dining Room
- Spacious Lounge
- Ensuite Shower Room
- Bi Folding Doors Across Rear
- Covered Outdoor Entertaining Space
- Vendor Suited



*** SELLER SUITED WITH AN ONWARD PROPERTY - COMPLETE CHAIN *** 'Wow' was the first word we used when we saw the home our vendors have created here - a four bedroom property extended and refurbished over the last four years to the highest standards, finished with rarely seen levels of taste and style.

The extremely spacious kitchen / dining / living space to the rear has parquet flooring, a range of fitted units including a wine cooler and an instant hot tap above the Belfast sink. Bi folding doors allow the living space to flow almost seamlessly to the garden, while to the front of the property is a spacious lounge with a bay

window.

To the first floor are two large double bedrooms, one single bedroom and a chic family bathroom with a TV set into the wall at the end of the bath. The top floor is occupied by the principal bedroom suite which is served by a stunning ensuite bathroom.

A newly laid driveway to the front of the property provides parking for two cars with downlighters to guide you, while to the rear is a fantastic landscaped garden with separate decked and lawned areas. To the very rear of the garden is a large covered entertaining space with a bar and wiring in the wall to

mount a TV.

Early viewing essential of this exceptional family home. Sole agents.

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.

Tenure - Freehold

Council tax band - D



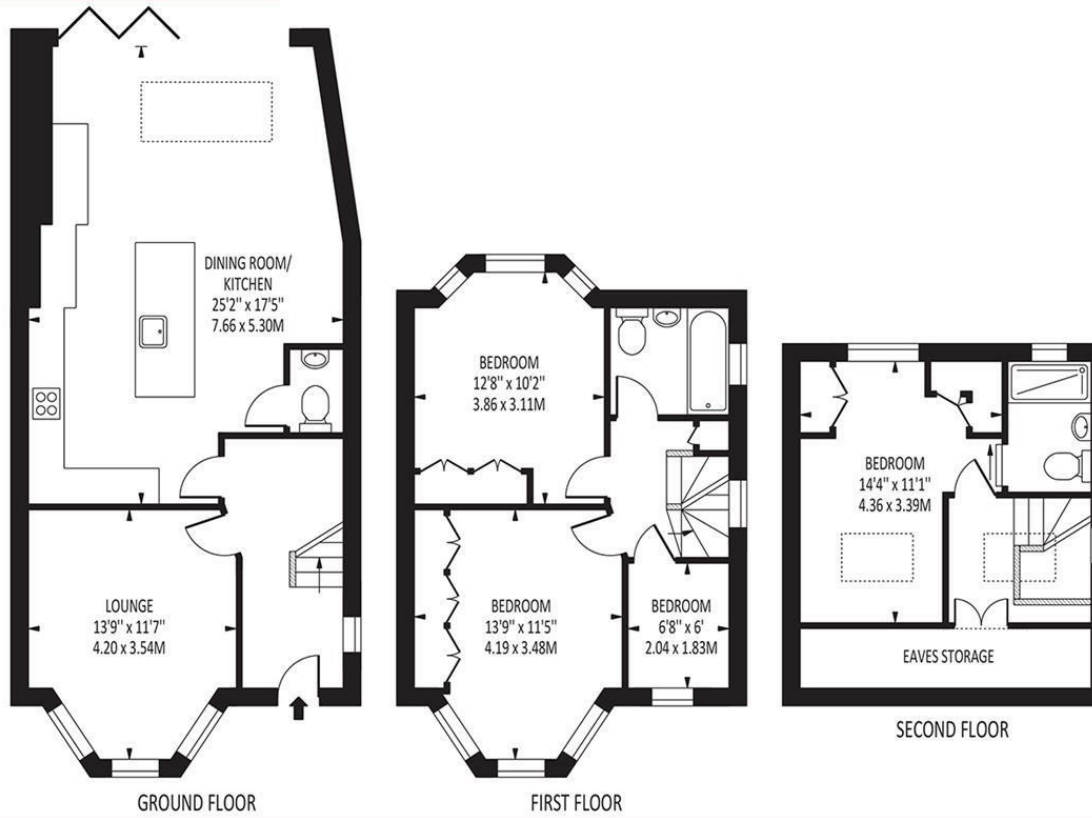


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Lynmouth Avenue

Total Area: 1311 SQ FT • 121.81 SQ M
(Including Eaves Storage)
Eaves Storage Area: 53 SQ FT • 4.90 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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