

ROUGEMONT AVENUE, MORDEN, SM4
£585,000 FREEHOLD

**A BEAUTIFULLY PRESENTED THREE BEDROOM
FAMILY HOME, WITHIN EASY REACH OF TRANSPORT
LINKS AND WELL REGARDED SCHOOLS**

Winkworth

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See things differently



AT A GLANCE

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Family Bathroom
- Rear Garden Approx 80ft
- Off Street Parking
- No Onward Chain
- Council Tax Band D
- EPC Rating C

DESCRIPTION

This beautifully presented three bedroom family home is set within a popular location, within easy reach of mainline rail stations and just over a mile from Morden underground station. Numerous well regarded schools are also close by including Morden Primary School, Glenthorne School and Perseid School, which has an Ofsted rating of 'Outstanding'.

Features on the ground floor include a spacious reception room with a large, feature bay window to the front aspect, along with a modern, open plan kitchen/diner. Upstairs, you will find three generously sized bedrooms and a stunning shower room.

Outside, the property offers a landscaped rear garden which extends to around 80 feet, complete with two decked seating areas and rear access. To the front of the property, a brick paved driveway provides off street parking.

No onward chain.



ACCOMMODATION

Reception Room - 14'10" x 12'1" Max (4.52m x 3.68m Max)

Kitchen/Dining Room - 17'3" x 12' Max (5.26m x 3.66m Max)

Bedroom - 15'10" x 12'10" Max (4.83m x 3.9m Max)

Bedroom - 12'1" x 10'2" (3.68m x 3.1m)

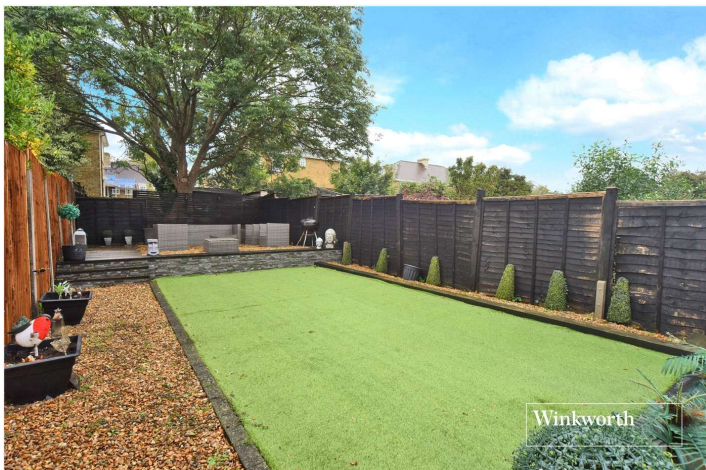
Bedroom 7'10 x 6'10

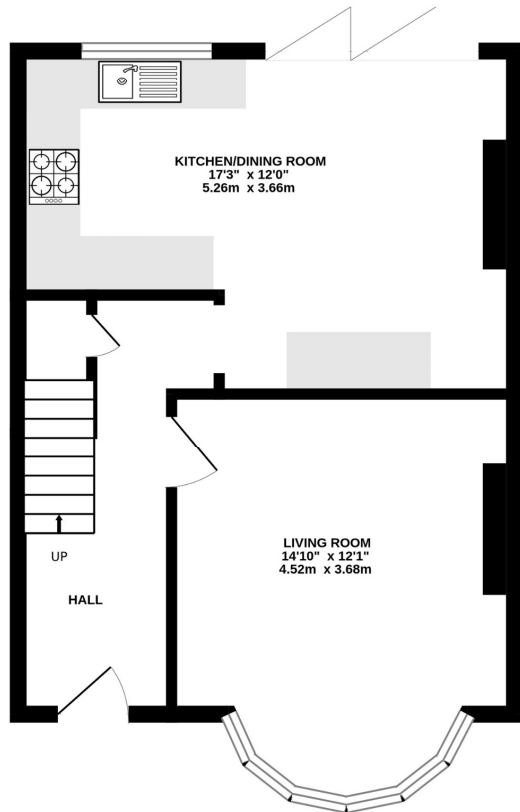
Bathroom - 7'9" x 7'2" (2.36m x 2.18m)

Rear Garden - Approx 80' (Approx 24.38m)

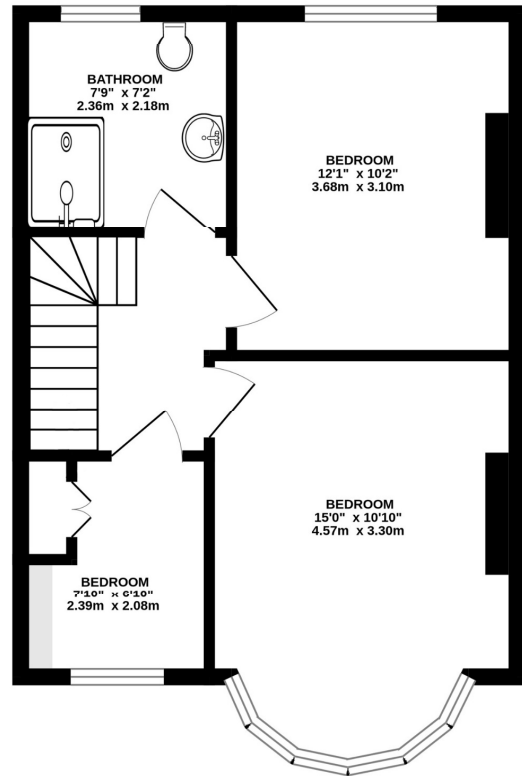
Off Street Parking

No Onward Chain





GROUND FLOOR



FIRST FLOOR

Rougemont Avenue, Morden SM4 5PY
 INTERNAL FLOOR AREA (APPROX.) 862 sq ft/ 80.0 sq m
 Garden extends to 80' (24.4m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

