



LYNMOUTH AVENUE, SM4
£700,000 FREEHOLD

Winkworth



LYNMOUTH AVENUE, SM4

Winkworth Wimbledon are pleased to offer to the market this stunning fully extended four bedroom family home located on a popular road in Lower Morden.

The ground floor of this charming family home features a fantastic open plan modern kitchen fitted with integrated appliances and has space to be used as a dining and family area. There is also a separate spacious reception room with a large bay window on the ground floor plus a WC and utility room. Leading out from the bi-folding doors is the west facing garden with a raised decking and lawn area with mature shrubs. There is a further patio area to the rear of the garden for seating adjacent to the outbuilding/summer house. On the first floor, there are two double bedrooms and a single bedroom. The modern family bathroom has a fantastic freestanding bathtub with floor mounted brassware and a handheld shower, WC, hand basin and heated towel rail. The loft has been converted to create a large master bedroom overlooking the rear garden and additional storage space into the eaves. There is an en-suite shower room with a large shower cubicle, WC, hand basin and heated towel rail. To the front, there is a driveway for two cars and the garden can be accessed to the rear.

The current owner has carried out major refurbishments in 2021 to a great specification and every detail has been thought through.

The property is in an excellent location for schools and transport links. Motspur Park train station is approx. 1.3 miles away and Worcester Park is 1.6 miles from the property, both having links into London Waterloo. Morden Station (Northern Line) is also a short bus ride away from the property.

For primary schools, Aragon Primary School is within 0.2 miles and Hatfield Primary School is within 0.3 miles. For secondary schools, Glenthorne High School, Coombe Boys School, Rutlish School and Cheam High School are all within 2 miles.

Council Tax Band D, EPC Rating C





Lynmouth Avenue Morden SM4 4SA

Approx. Gross Internal Area = 115.4 sq m / 1242 sq ft

Summer House = 10.6 sq m / 114 sq ft

Total = 126.0 sq m / 1356 sq ft



Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Wimbledon | 02037614040 | wimbledon@winkworth.co.uk

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