



ROUGEMONT AVENUE, MORDEN, SM4
£685,000 FREEHOLD

**AN EXTENDED, WELL PRESENTED FAMILY HOME, SET
WITHIN A POPULAR LOCATION CLOSE TO
TRANSPORT LINKS AND WELL-REGARDED SCHOOLS**

Winkworth

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See things differently



AT A GLANCE

- 4 Bedrooms
- Entrance Hall
- Living Room
- Kitchen/Family/Dining Room
- Downstairs En-suite Shower Room/WC
- Family Bathroom
- Garden
- Studio/Garage/Workshop
- Off Street Parking On Drive
- Council Tax Band D
- EPC Rating C

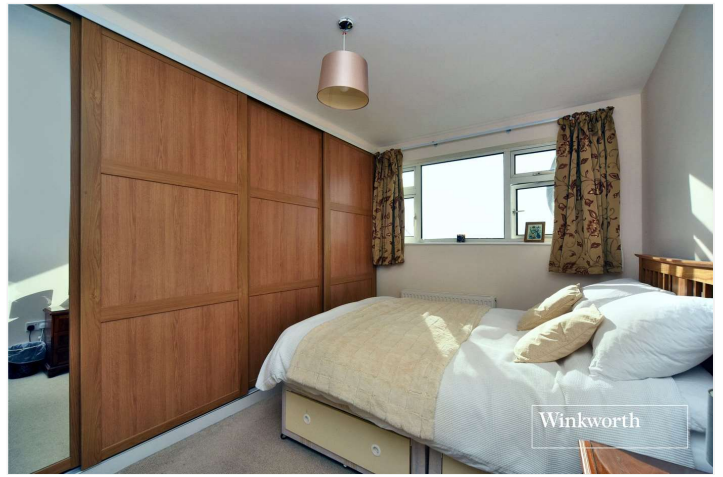
DESCRIPTION

This well presented, four bedroom family home is set within a popular location, within easy reach of three 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'.

The outstanding feature of the property has to be the stunning open-plan kitchen/diner/family room with bi-fold doors opening to the garden. It's very much the heart of the home and provides wonderful space for entertaining. Additional features on the ground floor include a separate front aspect reception room along with the fourth bedroom, complete with en-suite shower room.

Upstairs, the property offers two double bedrooms, complete with in-built wardrobes, a single bedroom and family bathroom.

Outside, the property features a landscaped rear garden with a large, raised patio area. To the rear of the garden is a substantial studio/workshop/garage, complete with power, light and insulation, which would make an ideal games room/gym/office. To the front of the property, a brick paved driveway provides off street parking, whilst the garage is accessed from the rear.



ACCOMMODATION

Entrance Hall

Living Room - 13'4" x 12'3" max (4.06m x 3.73m max)

Kitchen/Family/Dining Room - 27' x 25'4" max (8.23m x 7.72m max)

Downstairs Bedroom with En-Suite - 13'1" x 8'6" max (4m x 2.6m max)

Bedroom - 13'4" x 8'11" max (4.06m x 2.72m max)

Bedroom - 12'2" x 10'2" max (3.7m x 3.1m max)

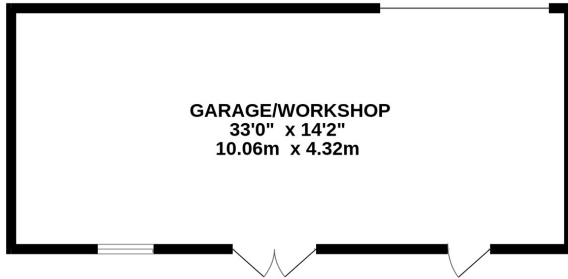
Bedroom - 8'2" x 6'10" max (2.5m x 2.08m max)

Family Bathroom - 8'3" x 7'5" max (2.51m x 2.26m max)

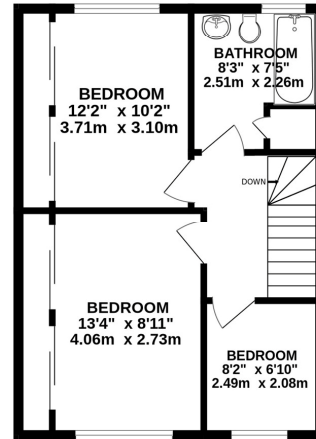
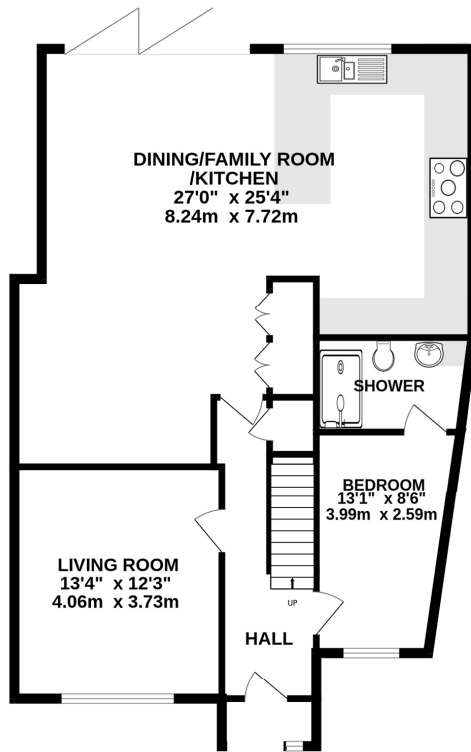
Garden - Approx. 100ft

Studio/Garage/Workshop - 33' x 14'2" max (10.06m x 4.32m max)

Off Street Parking on Drive



**Rougemont Avenue,
Morden SM4 5PZ**
INTERNAL FLOOR AREA
(APPROX.) 1450 sq ft/ 134.71 sq m
GARAGE/WORKSHOP 465 sq ft/ 43.20 sq m
Garden extends to 100' (30.48m) approx.



GROUND FLOOR

FIRST FLOOR



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	
(81-91) B	84
(69-80) C	71
(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

