



40 Thurleston Avenue, Morden, SM4 4BW

Offers Over £600,000

- Spacious 3-bedroom family home with generous living space, off-street parking and a substantial rear garden. Offering excellent potential to extend, with Morden's transport links, schools and local amenities within easy reach.

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A spacious three-bedroom family home offering generous living accommodation, off-street parking, a substantial rear garden and excellent potential to extend (STPP).

Situated on the residential Thurleston Avenue in Morden, this well-proportioned home offers plenty of natural light and flexible accommodation, making it an excellent choice for families looking for space both inside and out.

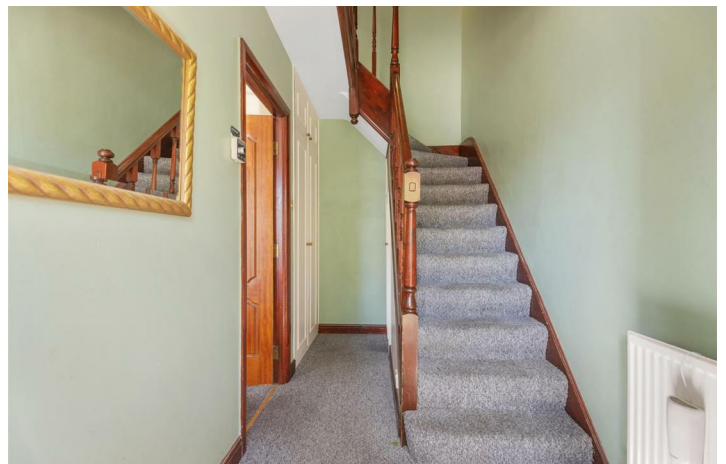
The ground floor features a bright and spacious front reception room with a large bay window and feature fireplace. This leads through to a generous dining/family area, providing an ideal setting for family meals and entertaining, with glazed doors opening directly onto the rear garden.

The separate fitted kitchen offers a good range of wall and base units, generous worktop space, integrated oven, gas hob and space for appliances.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom is spacious and benefits from an attractive bay window, while the additional bedrooms provide ample space for family, guests or a home office.



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 0203 771 9141 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC