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Hexham Road, Morden | Asking Price £425,000  
Call us today on 0208 432 2347



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**NO CHAIN!** Introducing a three-bedroom end-terraced property, complete with its own driveway for convenient off-street parking. Step into the welcoming reception room, ideal for relaxing evenings or entertaining guests. The fully fitted kitchen offers a modern space, while the ground floor bathroom adds practicality to everyday living.

This home boasts a rear extension, providing additional living space and flexibility to accommodate various lifestyle needs. Moreover, the potential to extend into the loft opens up exciting possibilities for future expansion. Outside, a private garden to the rear offers a tranquil retreat for outdoor enjoyment and relaxation.

Conveniently located close to local amenities, this property ensures easy access to everyday essentials. With excellent transport links nearby, commuting to nearby areas is a breeze. Plus, being in a good school catchment area makes it an ideal choice for families seeking quality education for their children. Viewings are highly recommended.

**RECEPTION ROOM**  
13'3" x 11'8"



**BATHROOM**  
7'8" x 6'6"



**BEDROOM**  
10'8" x 9'1"



**KITCHEN**  
16'3" x 11'8"



**MASTER BEDROOM**  
17'7" x 9'6"

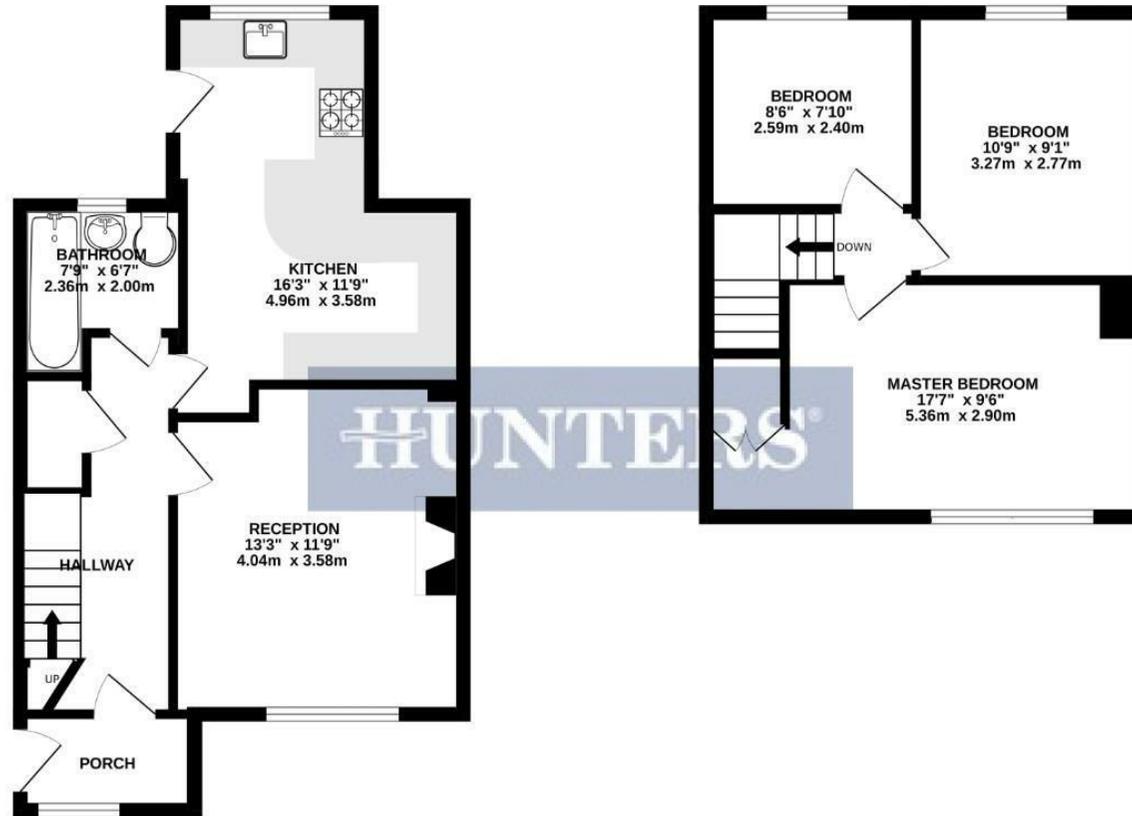


**BEDROOM**  
8'5" x 7'10"



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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