

**FOR SALE**



**Aragon Road, Morden, SM4**  
**Asking Price of £489,950**

**MARTIN&CO**

## Aragon Road, Morden, SM4

- 3 BEDROOM END OF TERRACE FAMILY HOUSE
- DOUBLE RECEPTION ROOM
- 2 BATHROOMS
- 65FT REAR GARDEN
- GARAGE & DRIVEWAY TO PARK 2 CARS
- CLOSE TO THE ARAGON PRIMARY SCHOOL
- NO CHAIN
- ACCESSIBLE TO MORDEN TUBE STATION
- SCOPE TO EXTEND TO THE REAR & INTO THE LOFT
- (SUBJECT TO PLANNING PERMISSION)
- READY TO MOVE INTO
- KEYS HELD
- VIEWING HIGHLY RECOMMENDED
- SOLE AGENTS



## NO CHAIN.

A well maintained 3 bedroom End of Terrace family house, near the Aragon Primary School, with a 65ft rear garden, garage and parking on the driveway for 2 cars. The property has an additional shower room & WC on the ground, to suit the previous occupant, so is ready for a new family to move in, with scope to later extend & update to their own tastes (STPP).

Set in a popular residential area, with a good selection of shops & excellent local schools nearby, as well as King George's recreation ground. Local bus routes provide access to Morden Tube station, Wimbledon Mainline, District line/Tram link, local supermarkets and shopping/restaurant amenities in North Cheam.

Viewing highly recommended.

KEYS HELD.

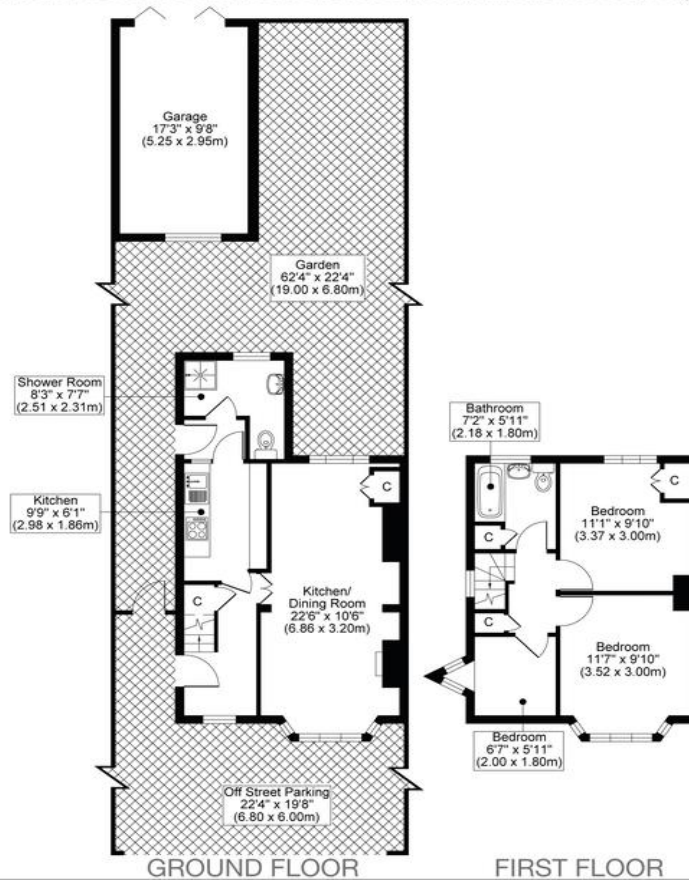
EPC Band tbc.

Merton Council Tax Band D £1,993.38 pa.



## ARAGON ROAD , SM4

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 938 SQ.FT (87 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 772 SQ.FT (72 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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