

Approximate Area = 142.9 sq m / 1538 sq ft  
Summer House / Garage = 36.3 sq m / 391 sq ft  
Total = 179.2 sq m / 1929 sq ft  
Including Limited Use Area (11.7 sq m / 126 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 270150

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



12 Queen Mary Avenue, Morden,  
Surrey, SM4 4JR

**£700,000 Freehold**

Benefitting from a spacious HOME OFFICE and situated in a pleasant tree lined residential road, this spacious four bedroom end terrace house offers excellent family accommodation. Conveniently positioned for local shops, St John Fisher Primary School and transport links.

- Master Bedroom with En Suite Shower Room
- Family Bathroom
- Superb Kitchen/Family Room
- Utility Room
- Garage and Home Office
- Three Further Bedrooms
- Spacious Through Reception Room
- Downstairs Cloakroom
- Front and Rear Gardens
- Off Street Parking

0208 947 4764

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)  
Fuller Gilbert & Company, 316a Worple Road, West Wimbledon, London SW20 8QU



Location

Situated in a pleasant, tree lined residential road conveniently positioned for local shops, schools and amenities.

The many lovely acres of Cannon Hill Common and Morden Park, local shops and bus routes to Morden and Raynes Park are also close at hand.

An early inspection of this superbly presented property is highly recommended.

Description

The property is approached via the front garden which also provides off street parking. On the ground floor there is a good size through reception room, utility room, W.C. and a superb kitchen/family room with double doors leading to an easily maintained rear garden. At the end of the garden is a useful outbuilding, currently used as a home office and garage. On the first floor there are three bedrooms and family bathroom. The loft has been converted to provide a superb master bedroom and shower room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. Any intending purchaser must obtain confirmation of these facts from their solicitor.