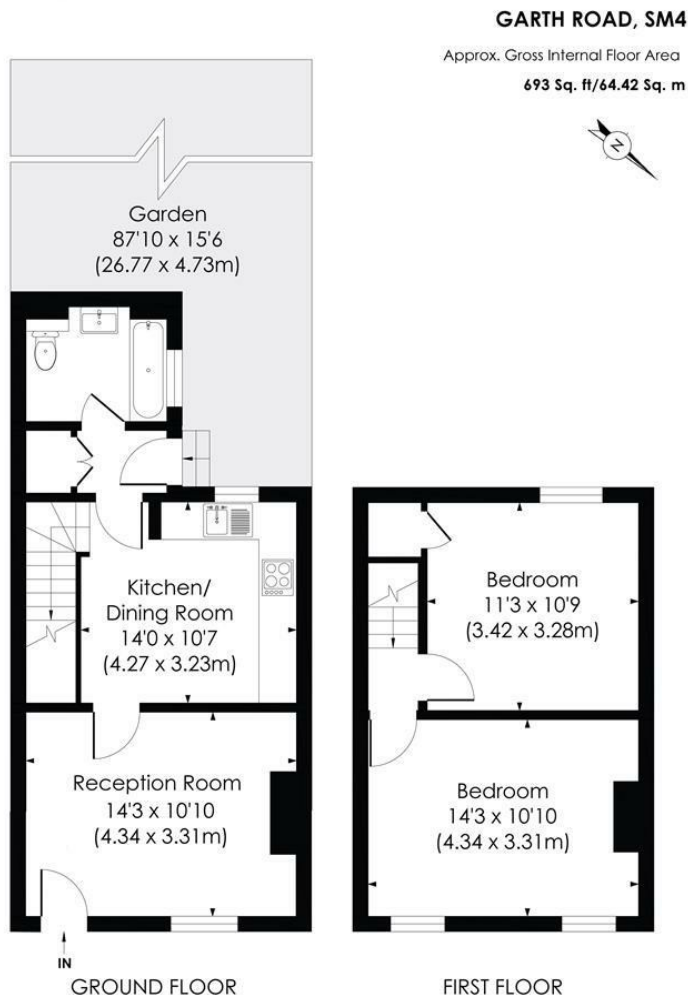


Garth Road Morden, SM4 4JX

£450,000 Freehold



In excellent condition throughout, this elegant two double bedroom terraced Victorian cottage is offered to the market with no onward chain, boasting a superb 87 ft south west facing garden and outbuilding at the rear. Comprising a myriad of period features including a 'Tudor' style finish and original flooring on the ground floor, the ground floor benefits from a spacious lounge and separate kitchen/diner with a modern family bathroom at the rear. Upstairs includes two well appointed double bedrooms with additional storage in the loft. There is also further potential to extend (STPP). Located in Lower Morden, equidistant to both Worcester Park Train Station, St Helier Thameslink and multiple bus routes into Morden Town Centre with its Northern Line Tube.



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Victorian Terraced Family Home
- Two Double Bedrooms
- In Excellent Condition
- 87 ft South-West Facing Garden and Outbuilding
- Lower Morden Location of SM4
- Potential to Extend (STPP)
- No Onward Chain
- Freehold
- EPC Rating - TBC (New EPC being carried out for purchaser)
- Merton Council Tax Band - C



Energy Efficiency Rating		
Not energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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