

**77 Garendon Road
Morden, SM4 6LX**

Offers In Excess Of £500,000 Freehold

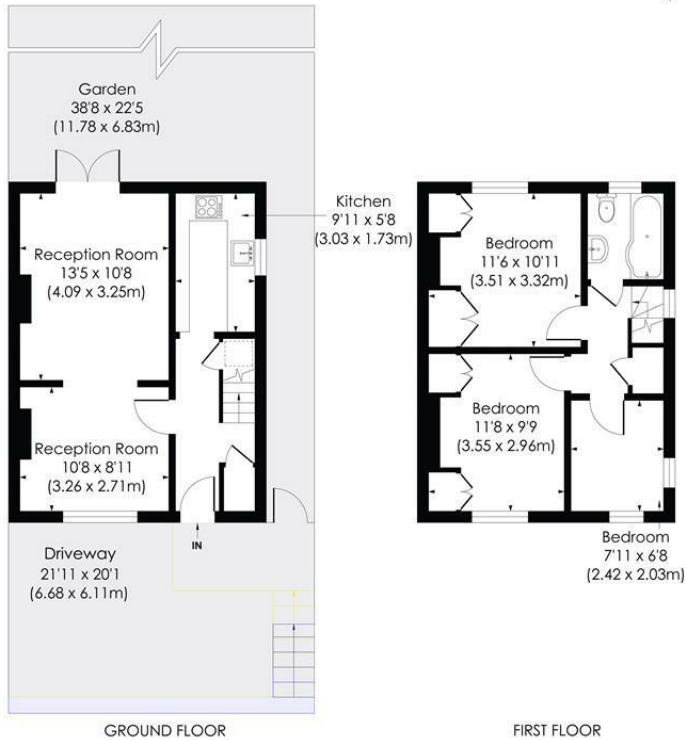


A beautifully presented three-bedroom end of terrace family home situated within the popular St Helier development, offering off-street parking for two cars and wide side access. The accommodation comprises an entrance hall, spacious through lounge with defined living and dining areas, fitted kitchen, two double bedrooms, a generous third bedroom and a modern family bathroom. The beautifully landscaped rear garden backs directly onto Thomas Wall Park, providing a private and peaceful outlook. Conveniently located for St Helier railway station, bus routes to Morden Underground Station and within catchment of well-regarded schools, including Glenthorne High School, Greenshaw High School and several popular primary schools.

GARENDON ROAD, SM4

Approx. Gross Internal Floor Area

768 Sq. ft/71.31 Sq. m



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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.

- End of Terrace Family Home
- Three Bedrooms
- Spacious Through Lounge
- Modern Family Bathroom
- Off-Street Parking for Two Cars
- Easy Access to Morden Underground Station & Close to St Helier Railway Station
- Excellent Local School Catchment
- Freehold
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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