

Schoolgate Drive Morden, SM4 5BF

£700,000 Freehold



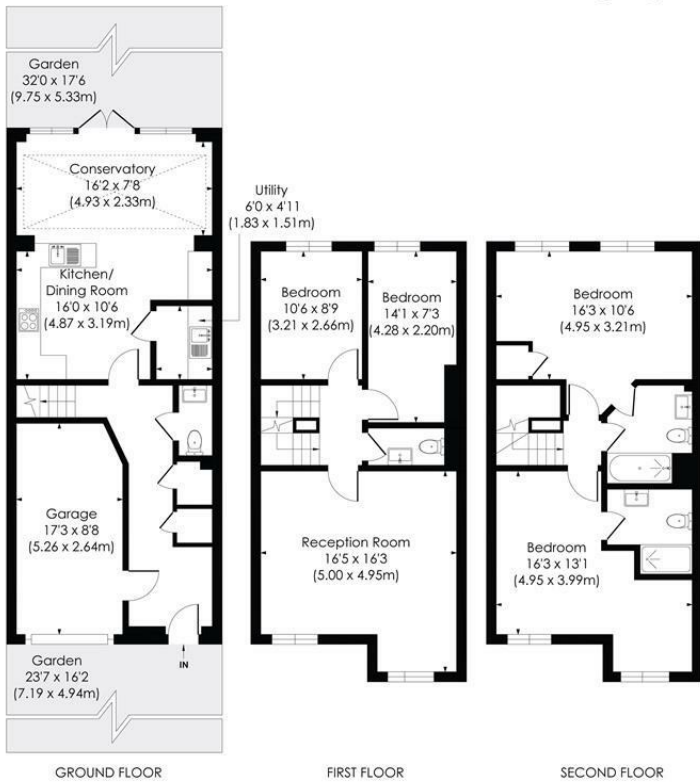
Set within the popular and private 'Willows' development in Schoolgate Drive, a spacious four bedroom, two bathroom (and two W/C) terraced modern Town House. Offered to the market with no onward chain, boasting off-street parking, garage and freehold ownership.

In excess of 1700sq ft, comprising an open-plan kitchen/diner and conservatory on the ground floor with a separate utility room and ground floor W/C, with doors opening out onto an east facing garden. Upstairs includes a well appointed reception, two double bedrooms and additional W/C, with two further double bedrooms and two modern family bathrooms.

Enviably located close to both Morden Northern line Tube, Morden South Train Station as well as Morden Town Centre, with numerous recreation grounds and sought after schools nearby. This is a superb family purchase or buy to let investment due to its rarity on the market.

SCHOOLGATE DRIVE, SM4

Approx. Gross Internal Floor Area
1737 Sq. ft/161.38 Sq. m (Including Garage)



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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.



- Modern Freehold Town House
- Located in a Sought After Private Development in Morden
- Four Bedrooms
- Two Bathrooms and Two W/C's
- Off-Street Parking and Garage
- Close to Northern Line Tube and Thameslink
- No Onward Chain
- Annual maintenance charge - £240
- EPC Rating - C
- Merton Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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