

Connaught Gardens Morden, SM4 6DB

£425,000 Freehold

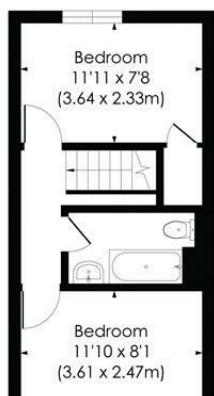


A charming two double bedroom modern freehold terraced house, boasting 2 allocated parking and a pretty private garden, located in a secluded cul-de-sac close to Morden Town Centre and the Northern Line Tube Station.
Comprising of an open plan reception that leads into a kitchen at the rear opening out onto a low maintenance Southern facing garden with shed storage. Upstairs are two double bedrooms and a family bathroom, with further storage in the loft space above. The property is within walking distance to the beautiful Morden Hall Park and River Wandle. This is a superb purchase for a first time buyer or buy to let investor looking to buy in a desirable location.

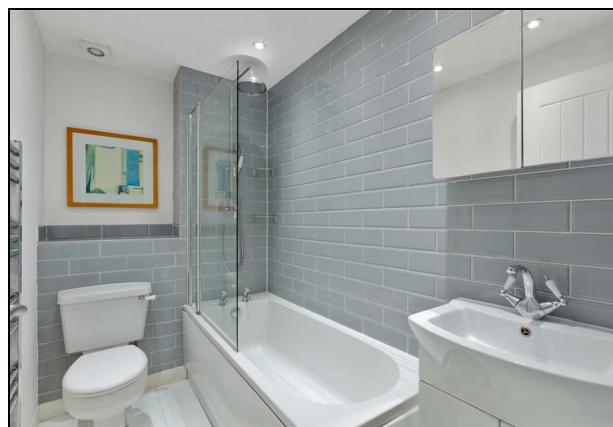
CONNAUGHT GARDENS, SM4

Approx. Gross Internal Floor Area

624 Sq. ft/57.98 Sq. m



FIRST FLOOR



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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 Terraced House
- Freehold
- Allocated Parking for two cars
- EPC Rating C
- Council Tax Band C
- Close to Morden Town Centre and Northern Line Tube
- Located in a Quiet Cul-De-Sac
- South Facing Private Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-80) B		
(69-68) C	69	
(55-54) D		
(39-38) E		
(21-20) F		
(1-12) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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