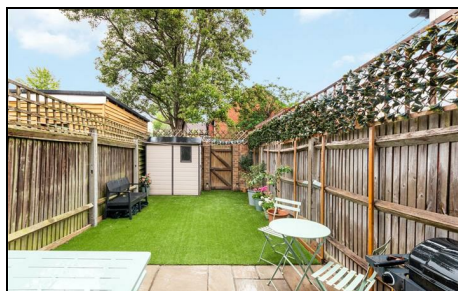


Connaught Gardens Morden, SM4 6DB

£425,000 Freehold

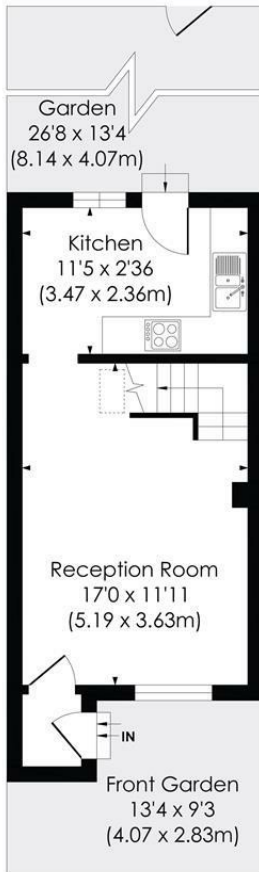


A charming two double bedroom modern freehold terraced house, boasting allocated parking and a pretty private garden, located in a secluded cul-de-sac close to Morden Town Centre and the Northern Line Tube Station. Comprising an open plan reception that leads into a kitchen at the rear, with doors opening out onto a low maintenance west facing garden with shed storage. Uptairs 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.

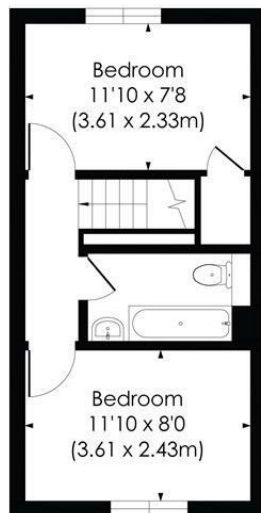
CONNAUGHT GARDENS, SM4

Approx. Gross Internal Floor Area

608 Sq. ft/56.44 Sq. m



GROUND FLOOR



FIRST FLOOR



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

pixangle
PROPERTY MARKETING

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
- Two Double Bedrooms
- Well Presented Throughout
- Allocated Parking
- West Facing Private Garden
- Located in a Quiet Cul-De-Sac
- Close to Morden Town Centre and Northern Line Tube
- Freehold
- EPC Rating - C
- Merton Council Tax Band - C

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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