

## Martin Way Morden, SM4 4AR

Offers Over £380,000 Leasehold

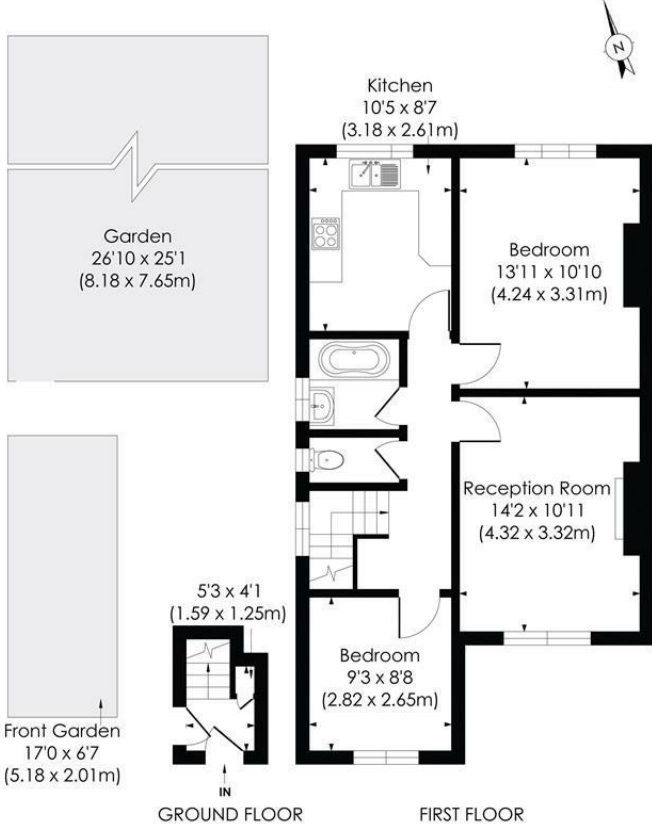


A beautifully presented first floor maisonette with two double bedrooms, very long lease, private rear garden, and offered for sale with no chain. The reception room has space for separate sitting and dining reception areas, and the lovely kitchen has a range of modern fitted units, an integrated oven, four ring hob, and space for further appliances. Both bedrooms are good sized double rooms, and the fully tiled bathroom has a modern fitted white suite, and a separate W.C. Additional features include high ceilings, picture rails, double-glazing, and gas central heating. There is a lawned front garden with shrubs and a lawned private rear garden, with patio, shrub borders, and a shed. The amenities of Morden town centre with its underground station, and South Merton railway station, are all close by. The green spaces of both Joseph Hood Recreation Ground and Mostyn Gardens, bus services, and Sainsburys Local, are all only moments away.

**MARTIN WAY, SM4**

Approx. Gross Internal Floor Area

659 Sq. ft./61.19 Sq. m



**pixangle** PROPERTY MARKETING  
 This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS 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.

- First Floor Maisonette
- Two Bedrooms
- Sitting / Dining Reception Room
- Modern Kitchen & Bathroom
- Private Rear Garden
- No Chain
- Leasehold 156 Years Remaining
- No Services Charges & Peppercorn Ground Rent
- EPC - D
- Merton Council Tax Band - C

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

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