

Sandbourne Avenue Merton Park, SW19 3EN

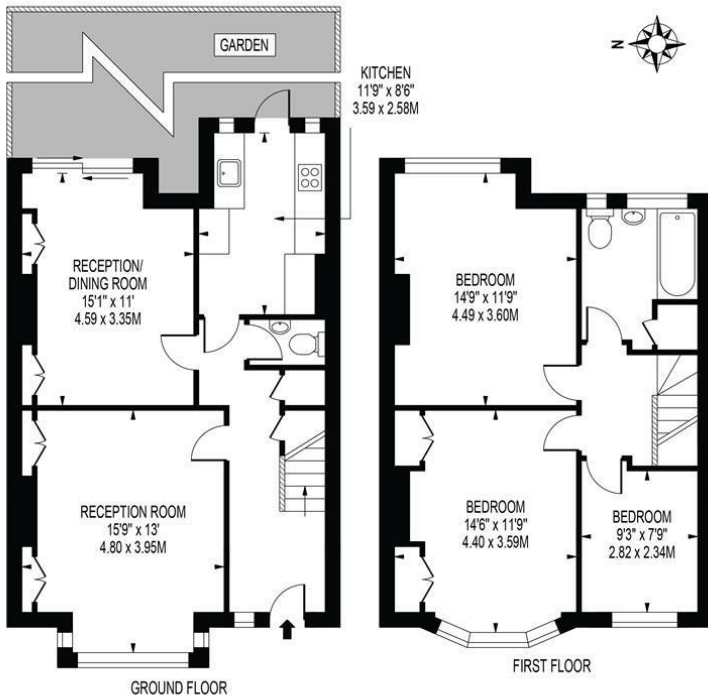
£2,750 PCM



A well proportioned, and recently modernized three bedroom terrace house with OFF STREET PARKING. Located on a popular residential road in Merton Park, close to Merton Park and Park Academy Primary Schools and within 10 minutes walk of Morden tube station and town centre. Consists of two spacious reception rooms with LVT flooring, separate kitchen with appliances including dishwasher, three good size bedrooms and family bathroom to the first floor. Private rear garden with patio, lawn, mature plants, shed and rear access. EPC band C. Council tax band E.

SANDBOURNE AVENUE

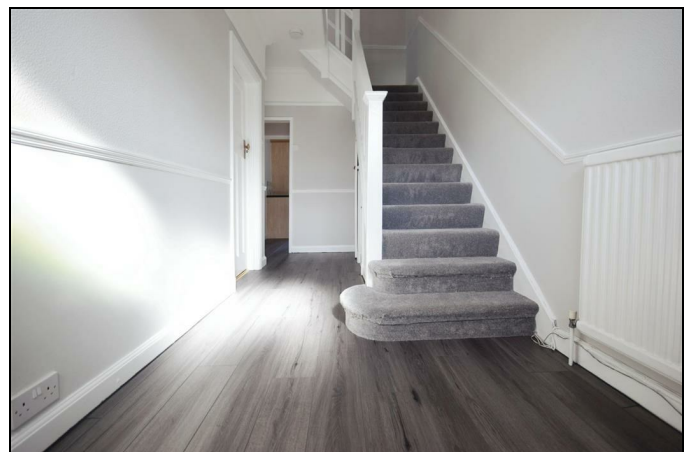
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1134 SQ FT - 105.37 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Three good size bedrooms
- Off street parking
- Good size garden
- 10 minutes walk to Morden tube
- Close to Merton Park Primary School & Park Academy
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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		