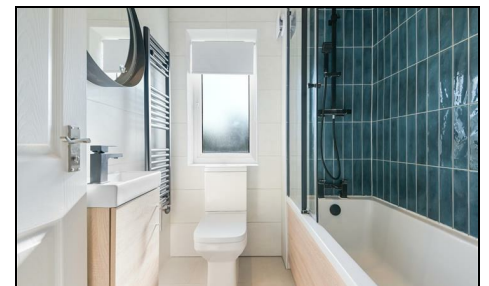


## Canterbury Road Morden, SM4 6QW

**£2,250 PCM**



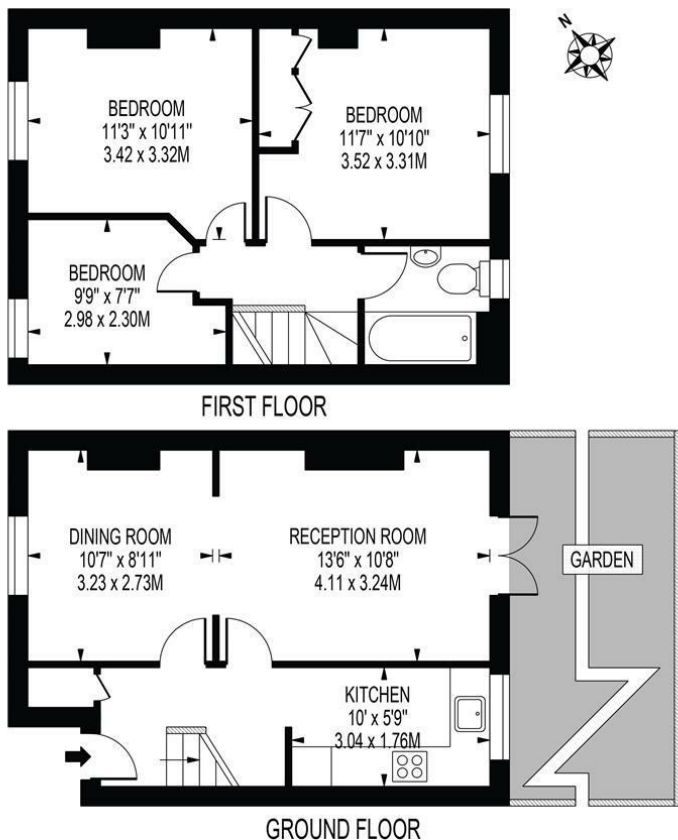
Beautiful three bedroom house with a MODERN KITCHEN AND BATHROOM, and pretty rear garden. Located 0.6 miles from Morden tube station (Northern line), and close to St Helier Hospital. The property consists of a double reception room, lovely kitchen with appliances including dishwasher, two double bedrooms, one single and first floor bathroom.

Canterbury Road is situated in Central Morden and is 0.6 miles (14 min walk) from Morden Tube Station, which is neighbouring in close proximity to an array of amenities and Morden Hall Park.

EPC band D. Council tax band C.

## CANTERBURY ROAD

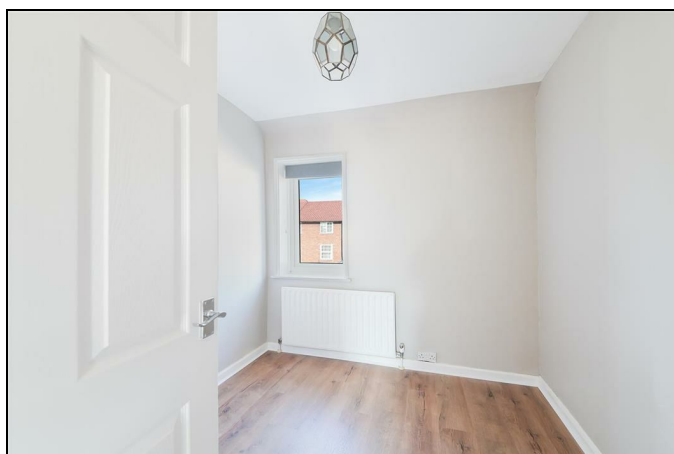
APPROXIMATE GROSS INTERNAL FLOOR AREA: 753 SQ FT - 69.92 SQ M



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 bedrooms
- Modern kitchen and bathroom
- Free street parking
- 0.6 miles to Morden tube station
- Close to St Helier hospital
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band C



| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>58</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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

**Celebrating 30 years of successful Sales and Lettings in Merton**

