

## Morden Way Sutton, SM3 9PH

**£2,250 PCM**



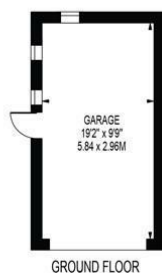
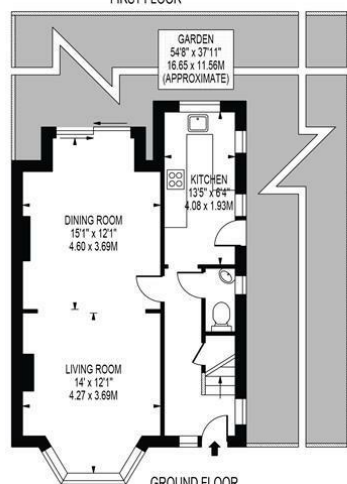
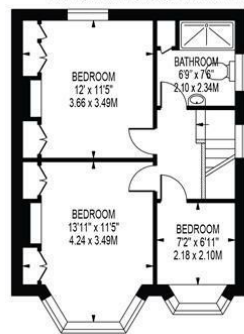
VACANT NOW - Recently refurbished, modern and spacious three bedroom SEMI DETACHED HOUSE, with a SOUTH FACING GARDEN, OFF STREET PARKING and GARAGE. Situated on a popular residential road close to Glenthorne Secondary School as well as Abbey and All Saints Primary Schools. Bus links to Morden tube (25-30 minutes to Central London) are within a 3 minute walk (no. 80 bus 11 minutes to Morden tube, or 80/93 6 minutes to Morden train station). St Helier Hospital is also within 1 mile of the house.

This beautiful property features a double reception room with wood flooring, separate kitchen, ground floor toilet, two large double bedrooms with fitted wardrobes, one single room, and shower room. Additionally benefits from a water softener.

EPC band D. Council tax band E.



**MORDEN WAY**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 975 SQ FT - 90.61 SQ M  
 (EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 186 SQ FT - 17.29 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.

- Semi detached house on a corner plot
- Off street parking and garage
- Recently refurbished
- South facing garden
- Ground floor toilet
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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