

Garendon Road Morden, SM4 6LX

£2,600



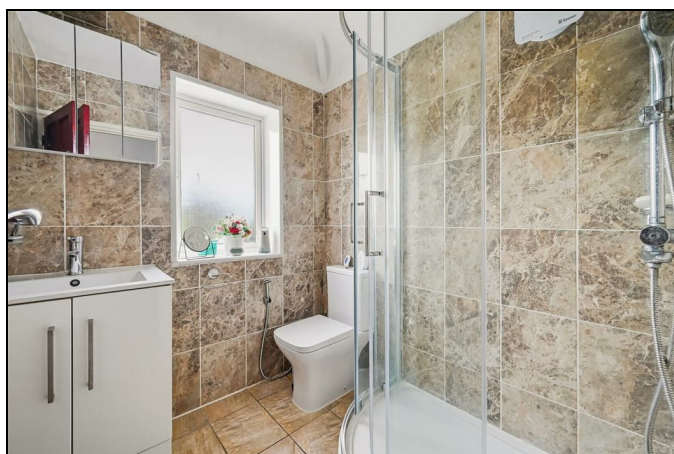
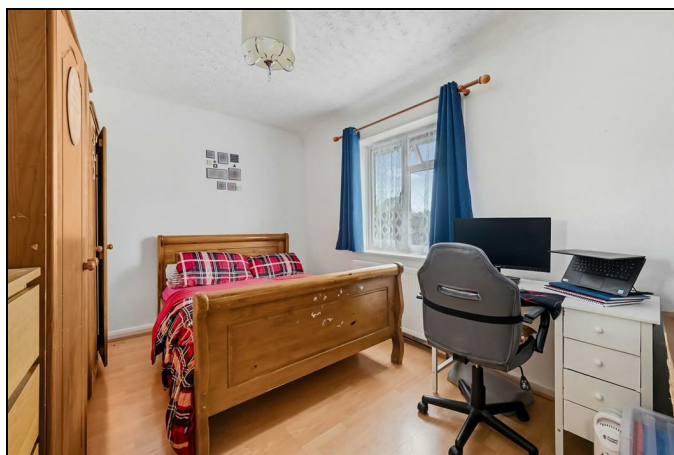
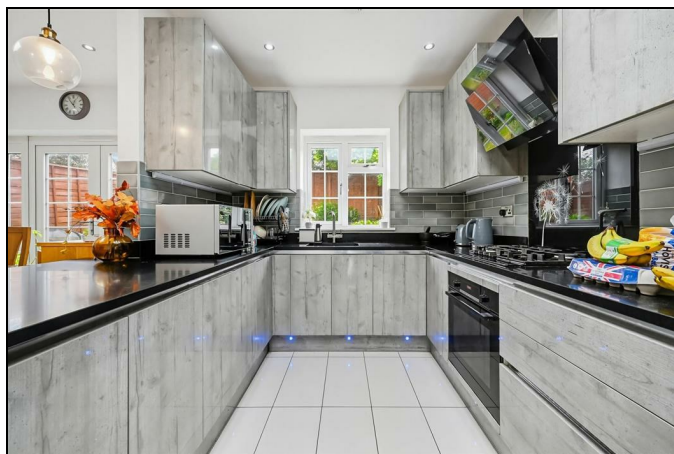
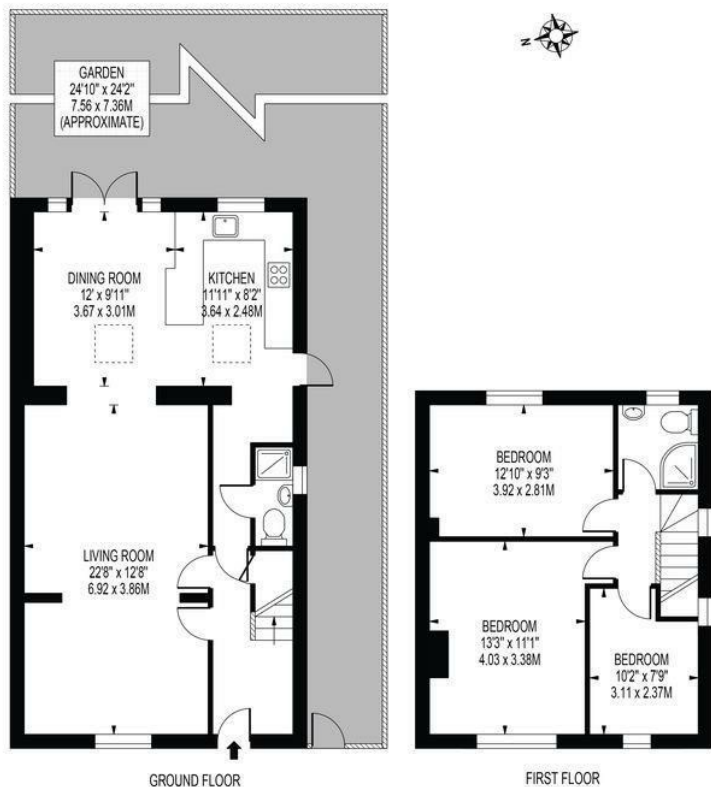
THREE BEDROOM end of terrace house with a GREAT GROUND FLOOR EXTENSION, modern open plan kitchen/diner with under floor heating, two shower rooms, off street parking and well kept garden. Situated 0.4 miles from St Helier Train station, 0.6 miles to St Helier Hospital, and close to bus routes to Morden, Wimbledon and Sutton.

EPC band C. Council tax band C (Sutton).

** Pets considered.

GARENDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1108 SQ FT - 102.97 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 bedroom end of terrace house
- Modern open plan kitchen
- Off street parking
- Well kept garden
- Two shower rooms
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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



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

