

## Churston Drive Morden, SM4 4JQ

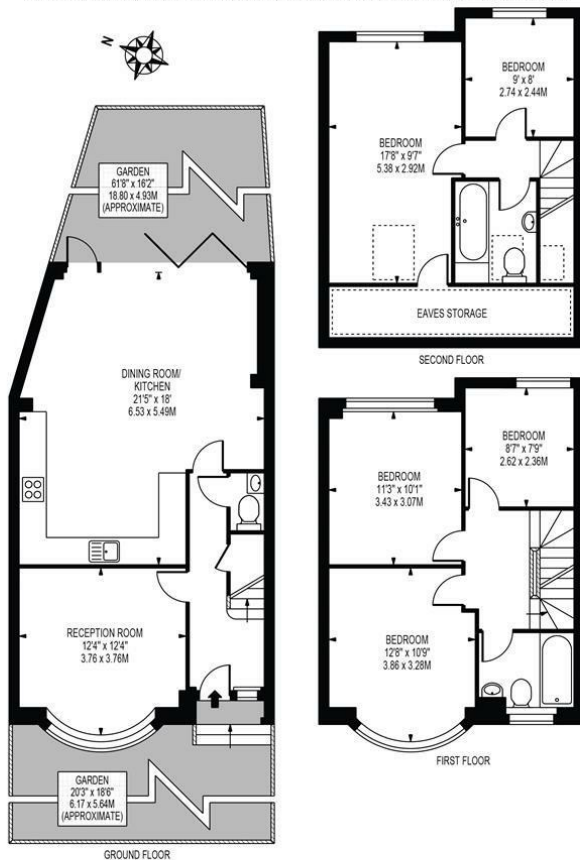
**£3,100 PCM**



Spacious five bedroom, two bathroom terrace house with off street parking. Located close to bus routes to both Morden underground station (Northern line) and Raynes Park train station. Consists of modern extended open plan kitchen/family room with integrated appliances, separate front reception room with wood flooring, ground floor toilet, three double bedrooms, two good size single bedrooms, two bathrooms and good size low maintenance lawned garden.

Perfect for a family or 4 professional sharers.  
Council Tax Band D. EPC C

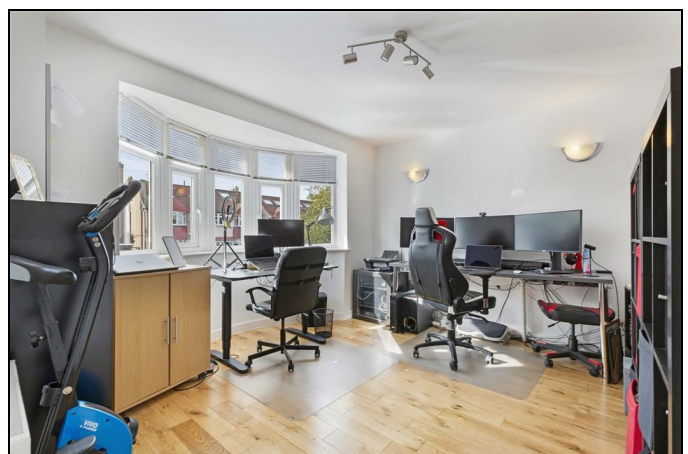
**CHURSTON DRIVE**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1388 SQ FT - 128.95 SQ M  
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 87 SQ FT - 8.08 SQ M



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.

- Five Bedrooms
- Two Bathrooms
- Ground Floor W.C
- Off Street Parking
- Up to 4 sharers accepted or families
- Five Weeks Deposit
- One Months' Rent Advance
- Holding Deposit = One Weeks Rent
- Council Tax Band D
- EPC C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</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		
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**

