



**Birchwood Close, Morden SM4 5LA**

## ***Welcome to*** **Birchwood Close, Morden**

An ideal property for first time buyers or buy to let investors, this is not a property to be missed! A commuter's dream!

This beautifully presented apartment is located within easy reach to Morden Northern line underground station as well as many bus routes, services, and amenities, making it a commuter's dream!

The accommodation comprises of main entrance hall, a bright spacious reception room with separate modern kitchen with integrated appliances. Both bedrooms are of a good size with the primary fitted floor to ceiling wardrobes.

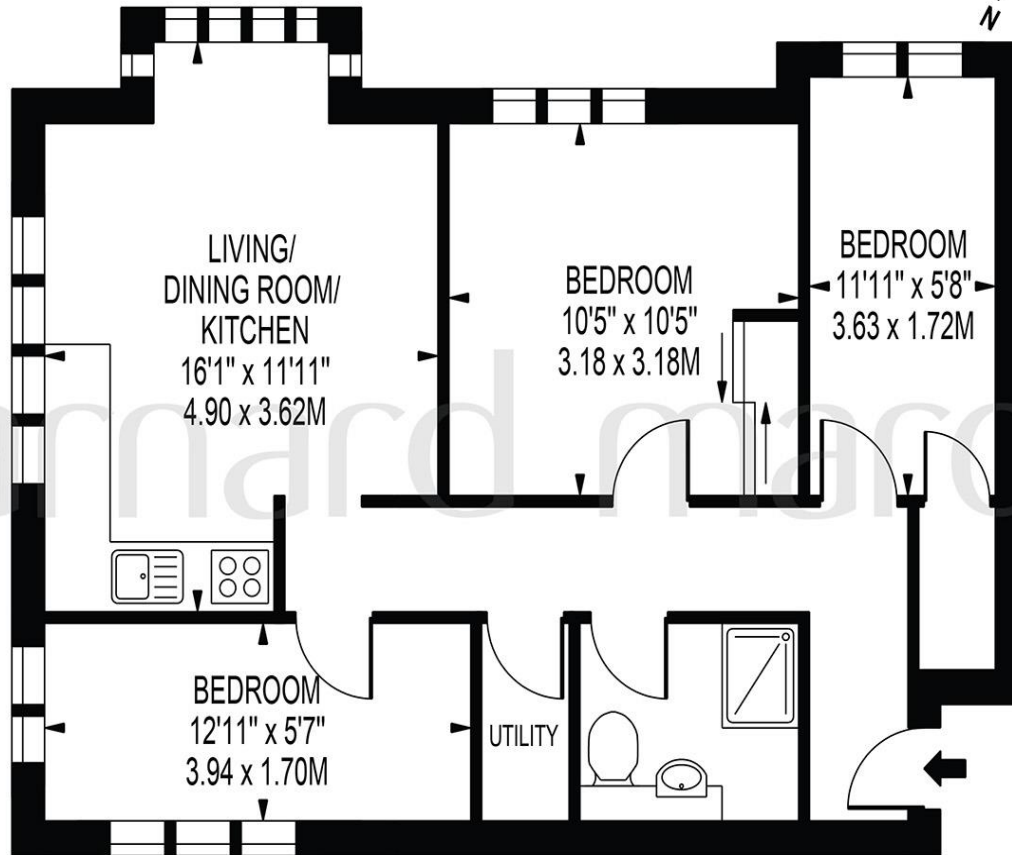
There is also a bonus room currently being used as an office/walk-in-wardrobe.

The 3-piece suite bathroom is neat and of a clean design with the addition of a shower over the bath. The property also benefits from allocated parking and security entry phone. Cash buyers preferable.



## BIRCHWOOD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 570 SQ FT - 52.96 SQ M



### SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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- Long lease
- Allocated parking
- Three bedrooms
- Additional office space/walk-in wardrobe
- Close to tube

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £315,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MOD102906](https://barnardmarcus.co.uk/Property/MOD102906)



Property Ref:  
MOD102906 - 0054

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barnard marcus



**020 8685 9628**



[Morden@barnardmarcus.co.uk](mailto:Morden@barnardmarcus.co.uk)



107 London Road, MORDEN, Surrey, SM4 5HP



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**