



Goodwood Close, Morden SM4 5AW

Not for marketing purposes INTERNAL USE ONLY

Welcome to **Goodwood Close, Morden**

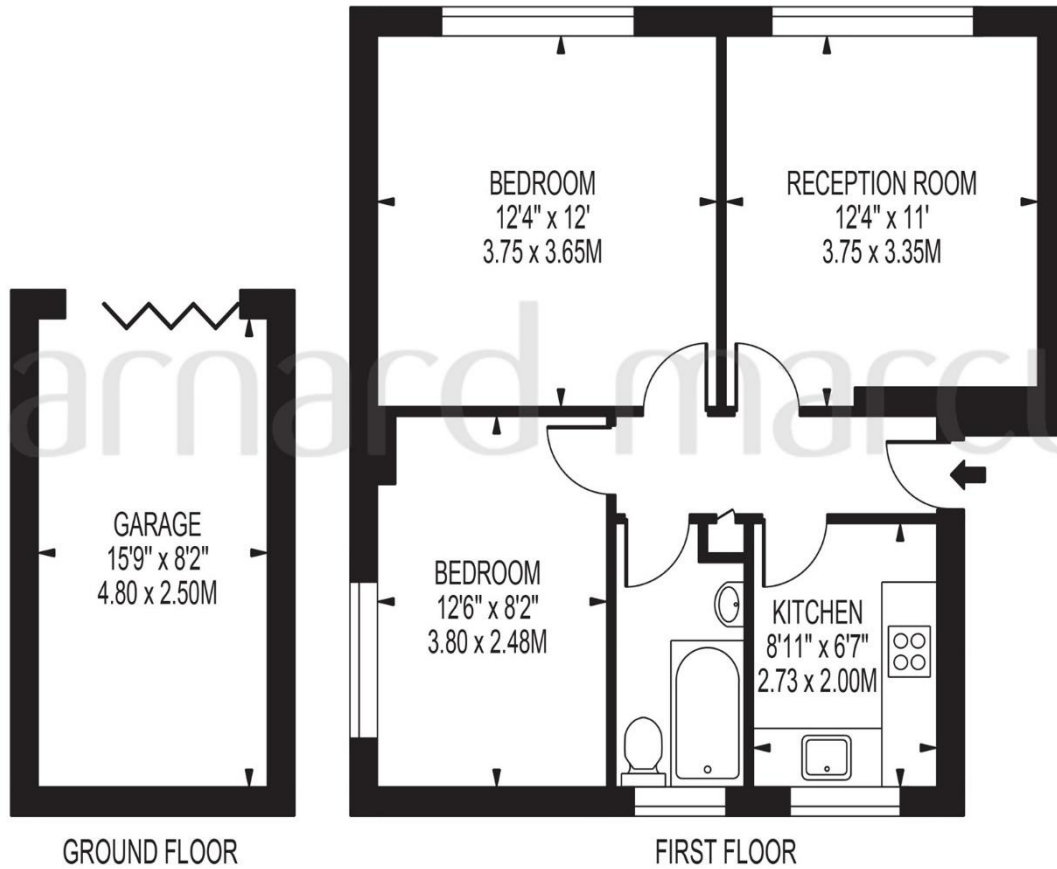
Goodwood Close is a beautifully presented property benefiting from garage, long lease, and a fantastic location. Flat is located on first floor with double access. The reception room is a bright welcoming room with contemporary design and plenty of space. Both bedrooms are a good size with lots of natural light with a nature décor. The family bathroom is modern consisting of a bath, a wash basin, and the toilet. This property consists of a modern kitchen with integrated appliances including a dishwasher, oven, and hob. The location for this property is amazing. Morden town centre is a short walk away where Morden tube Station (start of the Northern Line) is and local shops as well as two large supermarkets- Lidl and Sainsbury's. The local buses take you into Wimbledon, Sutton, and Putney Bridge.



GOODWOOD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 548 SQ FT - 50.93 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 129 SQ FT - 12.00 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.

Welcome to

Goodwood Close, Morden

- Long lease
- Garage
- Prime location
- Great transport links
- Good local shops

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



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Please note the marker reflects the postcode not the actual property

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Property Ref:
MOD103181 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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