



Martin Way, Morden SM4 4AG

Not for marketing purposes INTERNAL USE ONLY

Welcome to Martin Way, Morden

Upon entry you are welcomed by the Hallway that leads onto a fitted Bathroom. Once back into the hallway you will find the Kitchen that is fully equipped with fitted cupboards. Opposite to the kitchen you can find a bright and airy Lounge big enough to fit in a sofa, a spacious dining area big enough to fit dining table and chairs and two double bedrooms.

The property is in very good decorative order and the current owner has really looked after the property well, there is also gas central heating and double glazing though out.

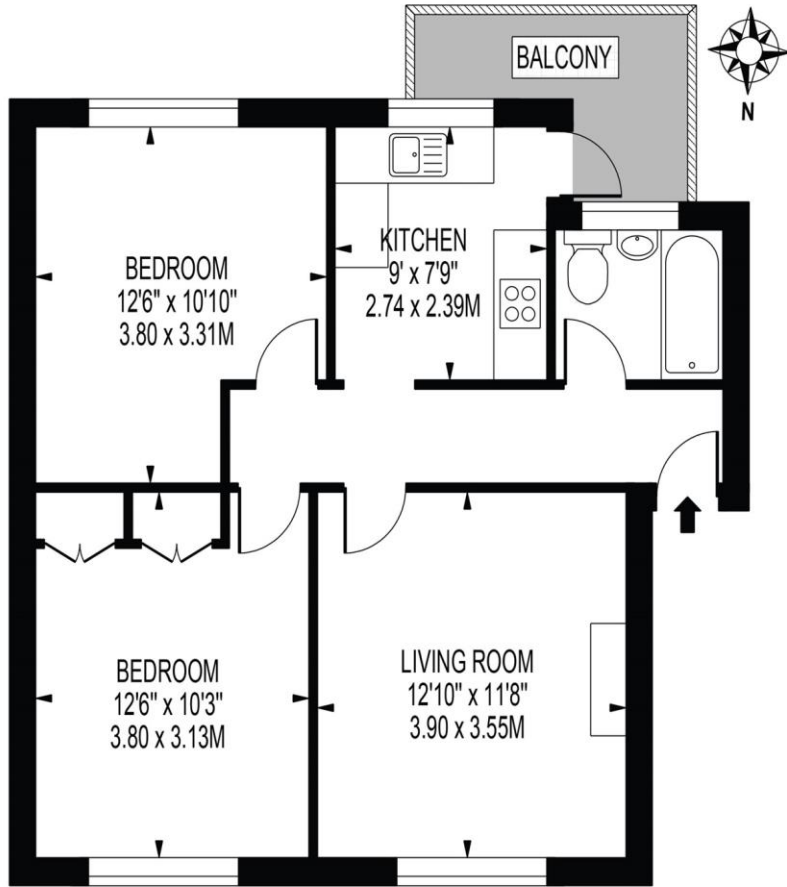
This property is located within a 15-minute walk of Morden Tube Station (Northern Line) and a 5-minute walk to South Merton Train Station and local bus stops taking you into Morden, Wimbledon, and Sutton.

Call us today and book a viewing!



MARTIN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 584 SQ FT - 54.24 SQ M



FIRST FLOOR

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

Martin Way, Morden

- Two double bedrooms
- Close to transport links
- Large reception room
- Long lease
- Local Shops

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MOD103213 - 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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