



**Birchwood Close, Morden SM4 5NH**

Not for marketing purposes INTERNAL USE ONLY

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

Welcome to Birchwood Close, a charming two-bedroom home nestled in the heart of Morden. This delightful property offers comfortable living spaces and a convenient layout, perfect for first-time buyers, small families, or investors.

The first bedroom offers an ample space for a double bed and additional furniture. The second bedroom is ideal as a guest room, home office, or nursery. Additionally, the reception room is cozy and inviting living area that provides the perfect space for relaxation and entertaining. The well-equipped kitchen is designed for functionality, offering plenty of storage and workspace. A well-maintained bathroom serves the property, featuring all essential amenities.

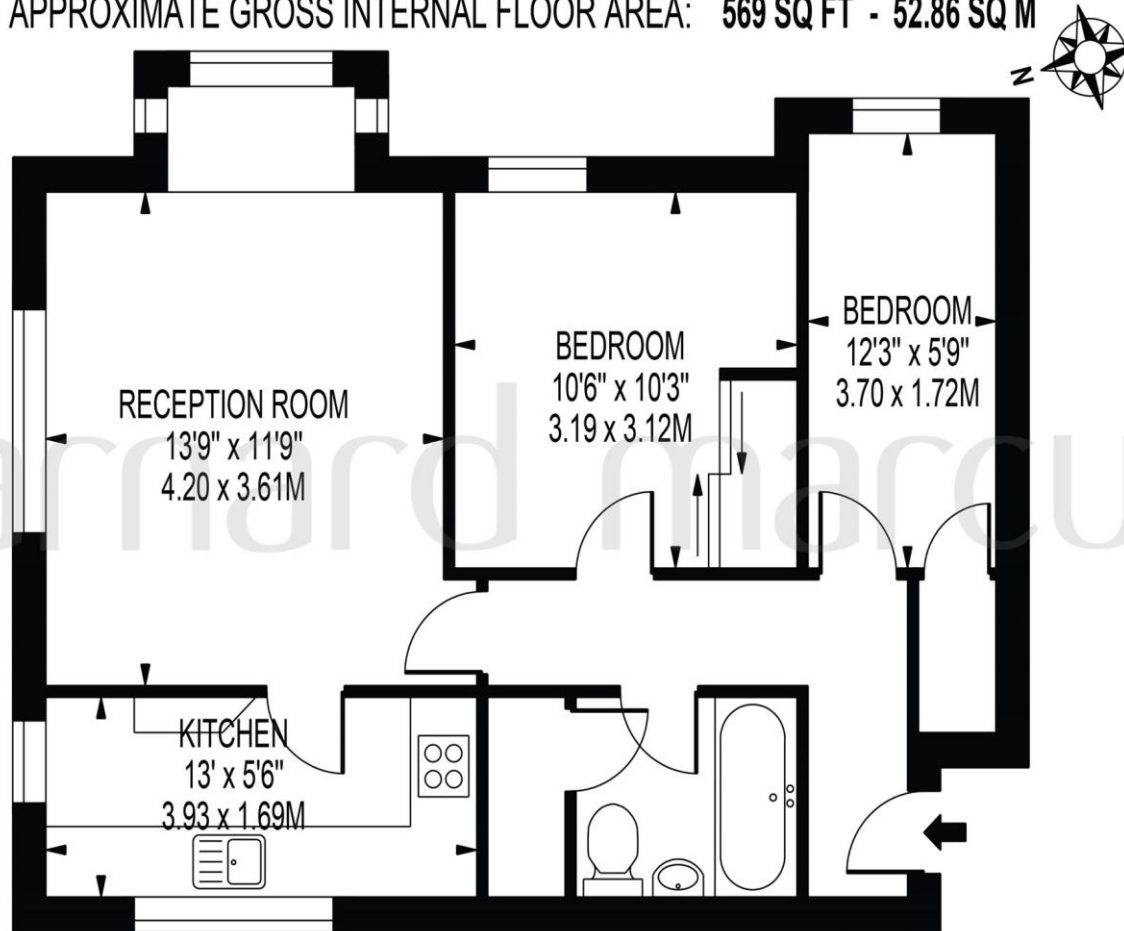
Located in a quiet residential close, 92 Birchwood Close is just a short distance from local amenities, schools, and transport links, making it a highly desirable location. This property presents a fantastic opportunity to create a comfortable and stylish home in a sought-after area.

Don't miss the chance to make it your own!



## BIRCHWOOD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 569 SQ FT - 52.86 SQ M



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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.  
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## Welcome to

## Birchwood Close, Morden

- No chain
- Two bedrooms
- Long lease
- Allocated parking space
- Walking distance to train and tube station

Tenure: Leasehold EPC Rating: B

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.

fixed price

# £285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MOD103165 - 0005

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