



Central Road, Morden SM4 5RT

Welcome to **Central Road, Morden**

Situated on a popular road in Morden is this extended modern four-bedroom house.

Downstairs to the front of the property is the spacious lounge with a large window letting in lots of natural light. The extend part of the house consists of the dining room with glass doors leading to the garden. The contemporary kitchen area has been well designed and consists of integrated appliances, spotlights and floor and wall tiles. In the dining area you have direct access to the garden via double sliding doors. Outside the garden has a decking area and a neatly kept paved area with a garden shed. Property benefits from the double driveway. Upstairs there are two double bedrooms and good-sized 3rd bedroom. The modern family bathroom is also upstairs consisting of a shower, w/c and wash basin. following these is the master bedroom located in the loft extension which comes with its own en-suite.

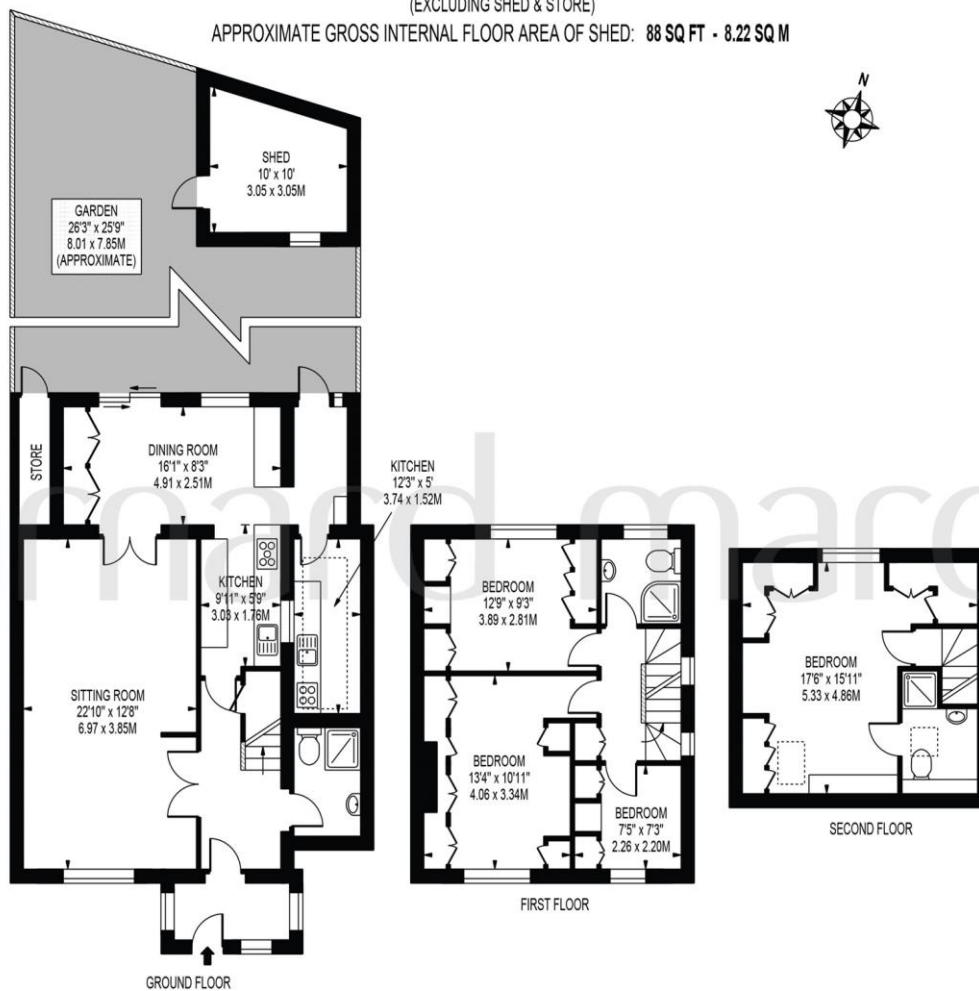
The property is conveniently located for Morden High Street with a variety of local amenities and Morden Tube Station with links into London via the Northern Line. Morden South Station is within 0.2 miles of the property also providing links into London via National Rail. There is an array of local parks and schools such as National Trust's Morden Hall Park, Abbotsbury Primary School, Morden Primary School and Harris Academy Morden to name a few.



CENTRAL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1511 SQ FT - 140.38 SQ M
(EXCLUDING SHED & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 88 SQ FT - 8.22 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

Central Road, Morden

- End of Terraced
- 4 Bedrooms House
- Close To Tube
- EPC "C"
- Off Street Parking

Tenure: Freehold EPC Rating: C

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103301



Property Ref:
MOD103301 - 0009

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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barnard marcus



020 8685 9628



Morden@barnardmarcus.co.uk



107 London Road, MORDEN, Surrey, SM4 5HP



barnardmarcus.co.uk