



Monkleigh Road, Morden SM4 4EP

welcome to
Monkleigh Road, Morden

UNDER OFFER Monkleigh Road is situated in a quiet residential part of Morden which is very much family orientated with Hillcross Primary School being at the top of the road.



MONKLEIGH ROAD

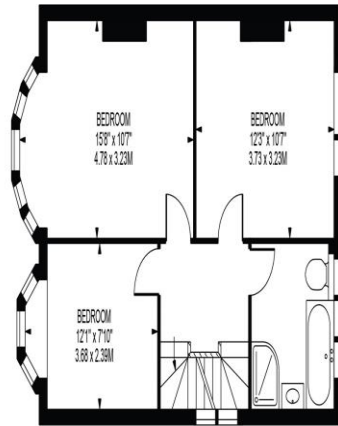
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1419 SQ FT - 131.83 SQ M

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA, EXCLUDING GARAGE, SHED & VOID)

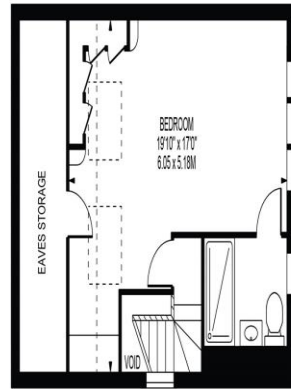
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 119 SQ FT - 11.06 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 112 SQ FT - 10.42 SQ M

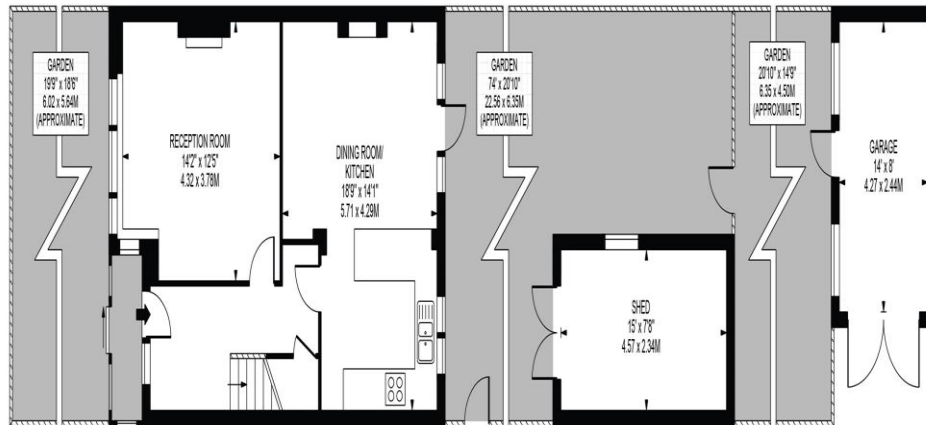
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 115 SQ FT - 10.69 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND 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

Monkleigh Road, Morden

- Four Bedrooms
- Spacious Reception Room
- Open Plan Kitchen/Dining Room
- Garage
- Chain Free

Tenure: Freehold EPC Rating: D

offers in the region of

£675,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MOD101593 - 0008

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.



barnard marcus



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