



St. Helier Avenue, Morden SM4 6JD

welcome to
St. Helier Avenue, Morden

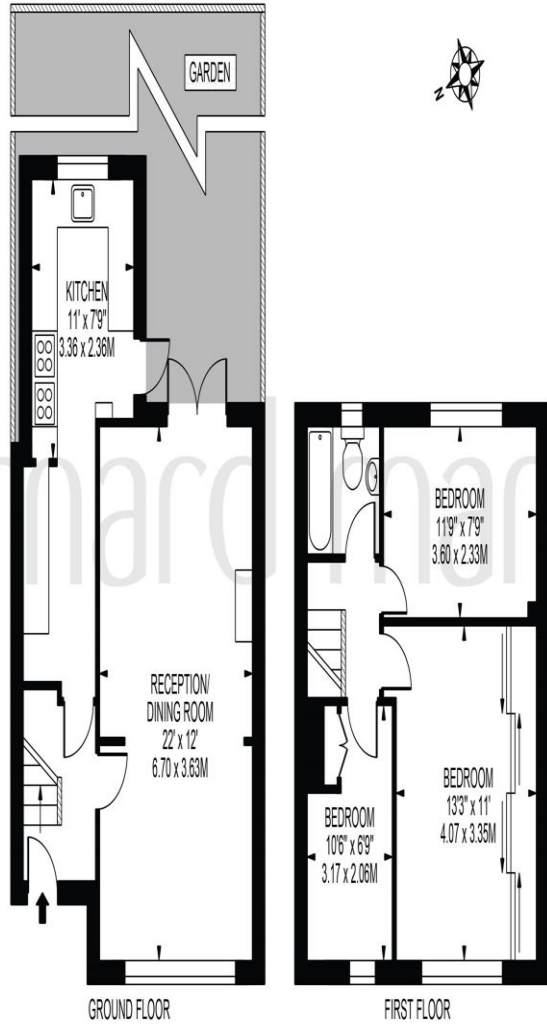
A spacious three bedroom extended family home comprising of three bedrooms, large through lounge reception room with separate dining area, extended kitchen and family bathroom. The property further benefits from a large private rear garden with decking area and lawn as well as an outbuilding. The property is conveniently located for 1 mile from St. Helier Station, 1.0 mile from Morden South Station and 0.7 miles from Morden Tube Station all providing fantastic links into London via the Northern Line and National Rail. There are good bus links which stop right outside your door which go into Morden, Sutton and Wimbledon.

A spacious three bedroom extended family home in St Helier Avenue.
Call Barnard Marcus now to book in your viewing.



ST. HELIER AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 839 SQ FT - 77.90 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

St. Helier Avenue, Morden

- Well Tended Garden
- Open Kitchen
- Large Livingroom
- Built In Storage
- Beautifully presented

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MOD101662 - 0003

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



0208 685 9628



Morden@barnardmarcus.co.uk



107 London Road, MORDEN, Surrey, SM4 5HP



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)