



Derwent Road, London SW20 9NH

welcome to Derwent Road, London

Situated in a quiet Cul-De-Sac and within walking distance to local amenities, this property is well located to cater to all the family needs. Hatfield & St John Fisher Primary school are also within catchment area alongside a number of bus routes to take you to Morden, Raynes Park, Sutton & Wimbledon as well as Raynes Park train Station, making this a commuters dream!

The property is split over three floors and offers a spacious kitchen/ dining room with double doors leading on to the rear garden and the garage. Moving up to the next floor, you will find a light and bright living room with a bay to give extra space as well as a balcony for those warm summer evenings. One of the three double bedrooms are also situated on this floor. On the third floor there are two double bedrooms and the family bathroom. Moving outside, there is a well maintained family garden with astro turf to make the garden family friendly. To the front of the property there is off street parking and a garage. Hatfield & St John Fisher Primary school are also within catchment area alongside a number of bus routes to take you to Morden, Raynes Park, Sutton & Wimbledon as well as Raynes Park train Station, making this a commuters dream! Call Barnard Marcus to book your viewing!



DERWENT ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1184 SQ FT - 110.0 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

Derwent Road, London

- Three Bedrooms
- Well- Presented throughout
- Off street parking
- Garage & Balcony
- Large rear garden

Tenure: Freehold EPC Rating: D

offers in excess of

£485,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MOD101684 - 0005

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