





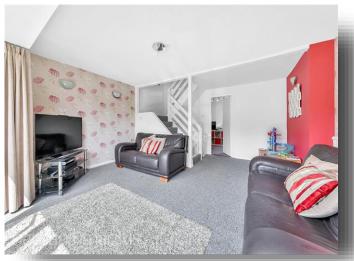
welcome to Derwent Road, London

Situated in a guiet 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 SATISTY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTINES OF FACH STATEMENT.

ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPOXIMITE 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







St John Fisher RC
Primary School

Dan Hoyes

Map data ©2021

Please note the marker reflects the postcode not the actual property

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Property Ref: MOD101684 - 0005 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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