

TURNERS



Catchment House, Morden, SM4  
£275,000 Leasehold

020 8687 9787 | [iturnersproperty.com](http://iturnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

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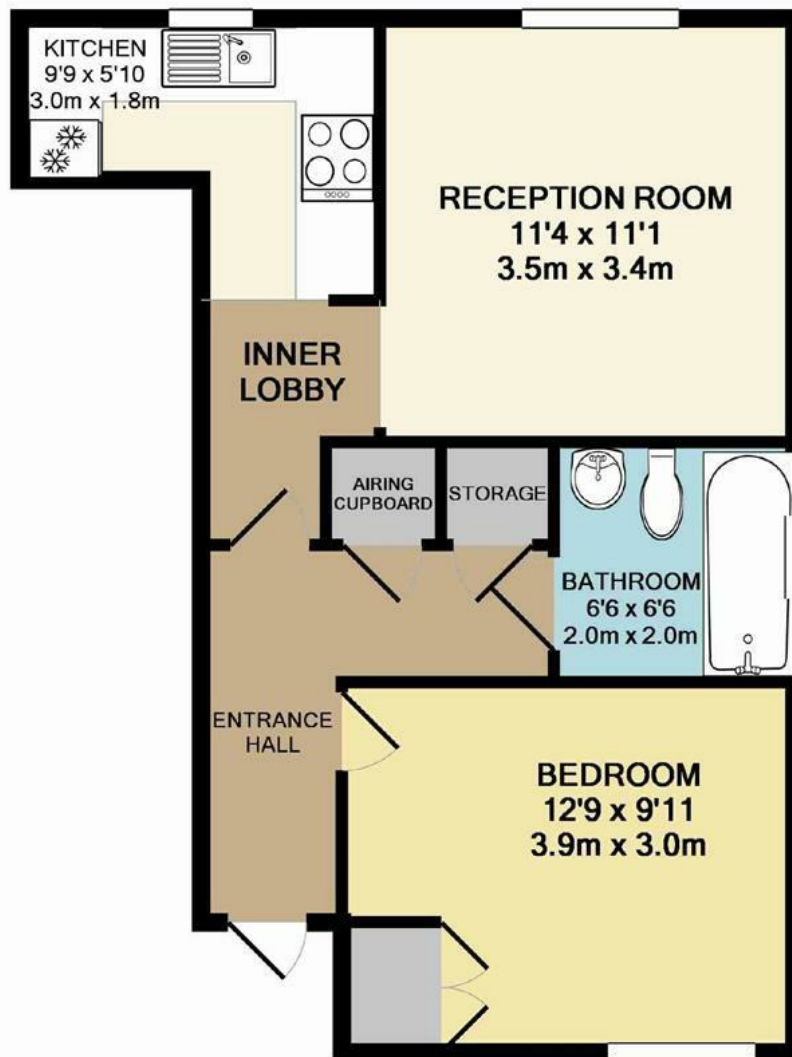
## Full Description

This stunning ground-floor one-bedroom maisonette, built in 2012, is located in the highly sought-after Willows Development, just minutes from Morden town centre and the Northern Line underground station. The property offers a beautifully presented reception room, a modern kitchen, and a stylish bathroom, all in excellent condition throughout. Additional benefits include parking for one car. Convenient local bus routes make commuting to Sutton and Wimbledon town centres easy, and essential amenities, including a Sainsbury's Local, are just 200 meters away.



## Key Features

- Ground floor maisonette
- One double bedroom
- Large reception
- Lovely kitchen
- Modern bathroom
- Electric heating
- Double glazing
- Allocated parking
- EPC band C



TOTAL APPROX. FLOOR AREA 448 SQ.FT. (41.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 70      | 70                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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