



Furness Road, Morden

Guide Price £345,000 Leasehold - Share of Freehold

Must Be Seen - Well Presented Property - Reception Room
Two Double Bedrooms - Private Garden - Summer House
Sought After Location - Modern Kitchen - Stylish Bathroom
Easy Access to Morden and Sutton - EPC Rating: C



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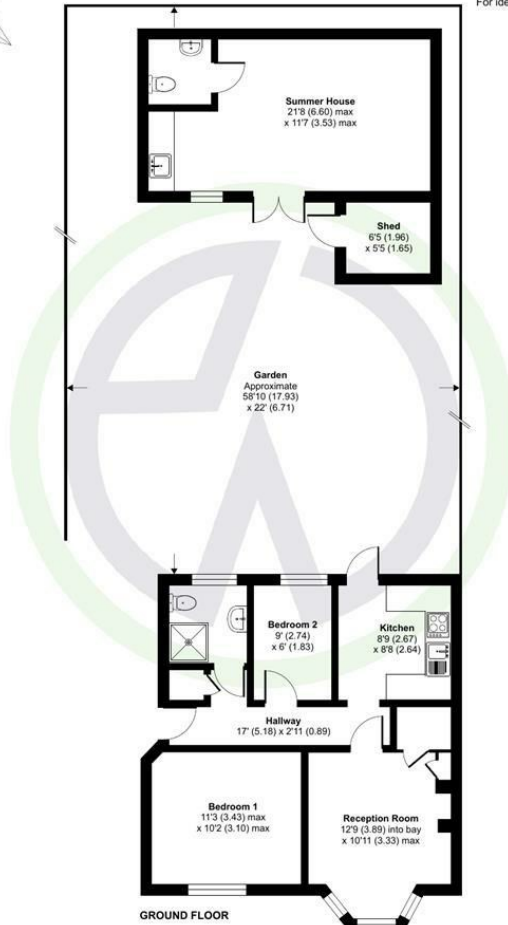
Furness Road, SM4

Approximate Area = 526 sq ft / 48.9 sq m

Outbuilding = 289 sq ft / 26.8 sq m

Total = 815 sq ft / 75.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Edissonwhite. REF: 1089741



London Borough of Merton
 Tax Band C
 Leasehold - Share of Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		77	77
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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