

FOR SALE



Garth Road, Morden, SM4

GUIDE PRICE £425,000 Freehold

 **2**

 **1**


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Property Description

Excited to present this charming two-bedroom terraced home, offered to the market with no onward chain. With its convenient location and potential for further improvement, this home is a fantastic opportunity.

Upon entering the entrance hall opens into a spacious front-facing lounge, while to the rear, a semi open-plan kitchen and dining area presents an excellent opportunity for modernisation and personalisation. The first floor comprises two double bedrooms and a generous family bathroom. Externally, the property enjoys a large rear garden.

Perfectly positioned near Stonecot Hill’s local amenities and just a short distance from Morden’s vibrant shops, cafés, and restaurants, with regular bus services to Putney, Morden, and Epsom.



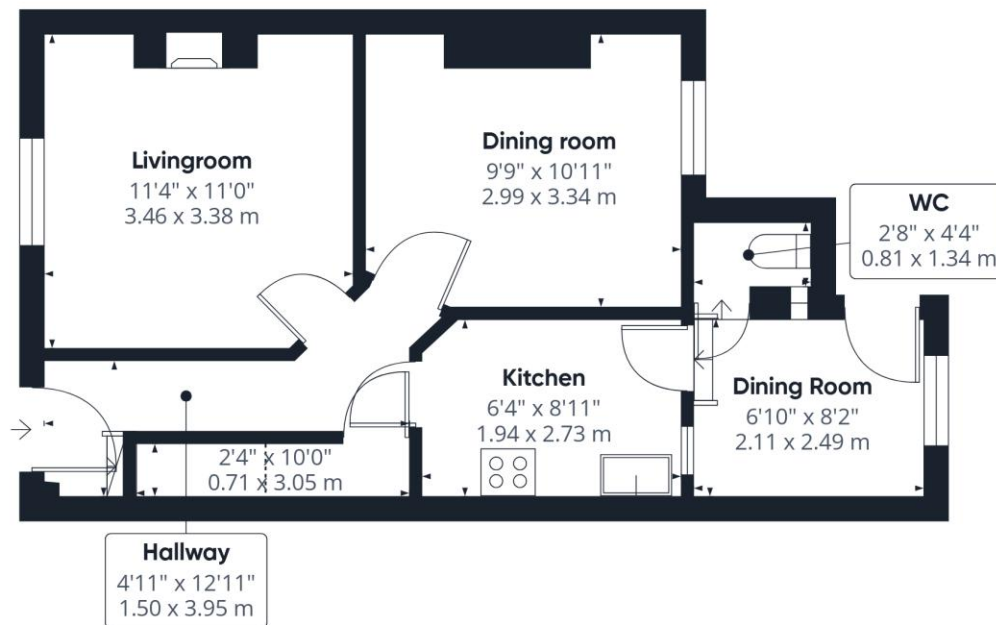
Disclaimer

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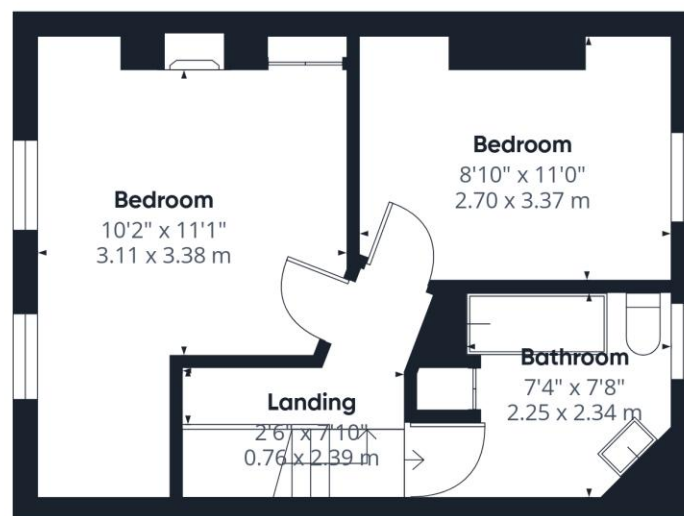
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		89
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Ground Floor



Floor 1

Approximate total area⁽¹⁾

743 ft²
69.1 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Merton Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Drive



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

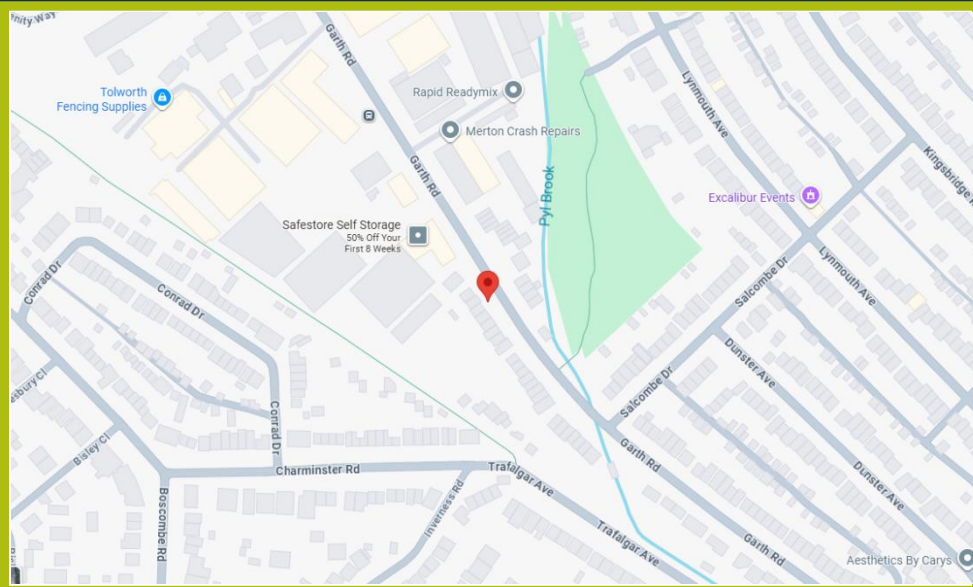


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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