

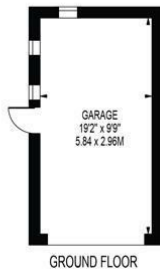
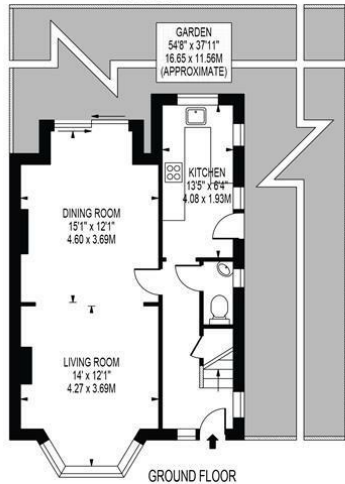
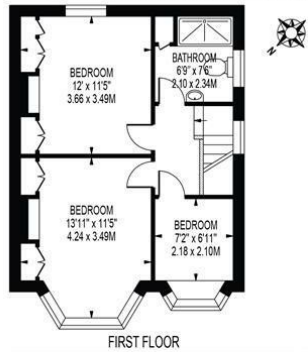
## Morden Way Sutton, SM3 9PH

£2,500 PCM



Recently refurbished, modern and spacious three bedroom SEMI DETACHED HOUSE, with OFF STREET PARKING and GARAGE. Situated on a popular residential road close to Glenthorne Secondary School as well as Abbey and All Saints Primary Schools. Bus links to Morden tube are within a 4 minute walk, and both St Helier Train Station with direct links to Central London and St Helier Hospital are within 1 mile of the house. This beautiful property features a double reception room with wood flooring, separate kitchen, ground floor toilet, two large double bedrooms with fitted wardrobes, one single room, and shower room. Additionally benefits from a water softener. EPC band D. Council tax band E.

**MORDEN WAY**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 975 SQ FT - 90.61 SQ M  
 (EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 186 SQ FT - 17.29 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.



- Semi detached house on a corner plot
- Off street parking and garage
- Recently refurbished
- Wood flooring on ground floor
- Ground floor toilet
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

