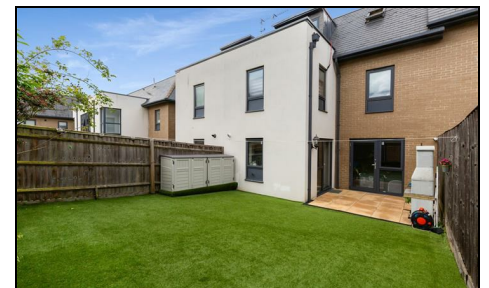


Blanchland Road Morden, SM4 5NF

£3,000 PCM



BEAUTIFUL FOUR BEDROOM, TWO BATHROOM modern town house with OFF STREET PARKING. Located close to Abbotsbury Primary School, local shops and approximately 10 minutes walk to Morden tube station (Northern line) and town centre. Perfect for a family, with a stunning fully integrated kitchen with open plan living space, downstairs WC and low maintenance garden. On the first floor are three bedrooms and a family bathroom. The top floor comprises the master bedroom and an en-suite shower room. Hot water and heating are controlled via google nest thermostats.

EPC B. Council Tax Band E.

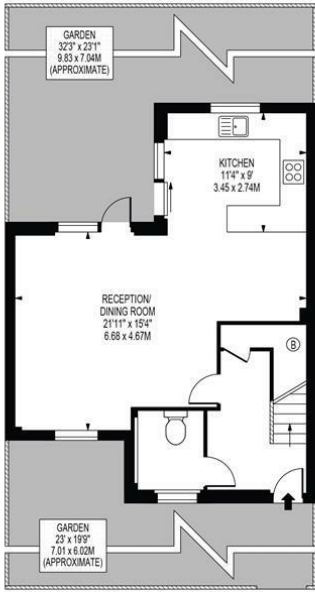
** Please note the solar panels on the house are not connected.

BLANCHLAND ROAD

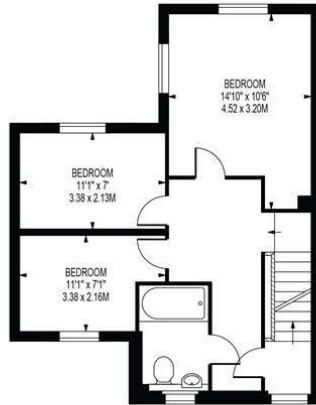
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1205 SQ FT - 111.95 SQ M
(EXCLUDING VOID)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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.



- Four bedrooms, two bathrooms
- 10 minutes walk to Morden tube
- Ground floor WC
- Off street parking
- Fibre broadband available
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- Great EPC rating - B
- Council tax band E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(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



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

