

**Farm Road  
Morden, SM4 6RB**

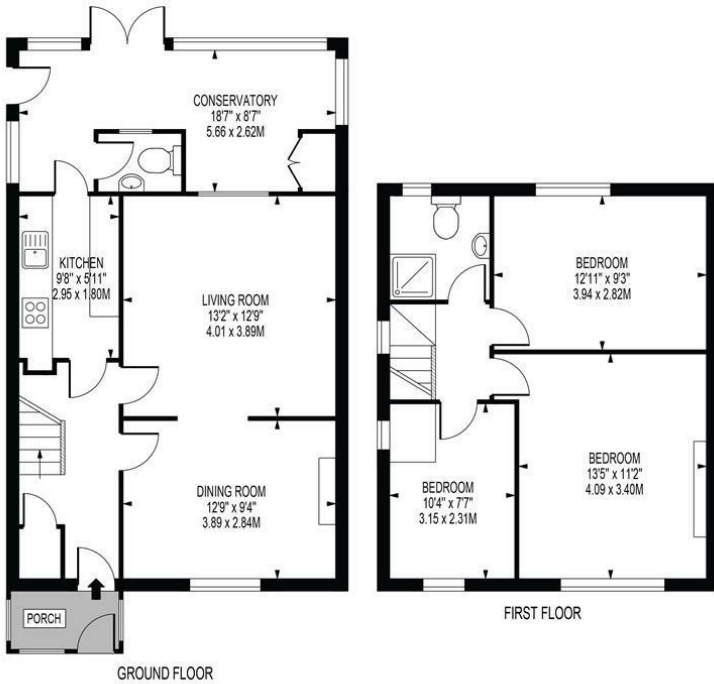
**£2,000 PCM**



**VACANT NOW!** Newly updated three bedroom house with **OFF STREET PARKING**, located 10 minutes walk from St Helier Train Station, 0.7 miles of Morden tube station and town centre, and close to Abbotsbury Primary School. The property features a double reception room, fully refurbished kitchen, two double bedroom, one single room and modern shower room. Good size private garden.  
EPC TBC. Council tax band D.

## FARM ROAD, MORDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1040 SQ FT - 96.62 SQ M



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.



- Three bedrooms
- New kitchen and shower room
- Private garden
- Off street parking
- 0.7 miles to Morden tube
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC TBC
- Council tax band D

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			
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**

