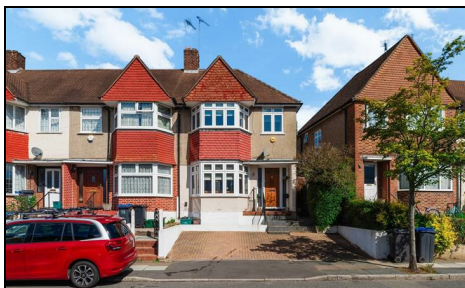


## Garth Road Morden, SM4 4JZ

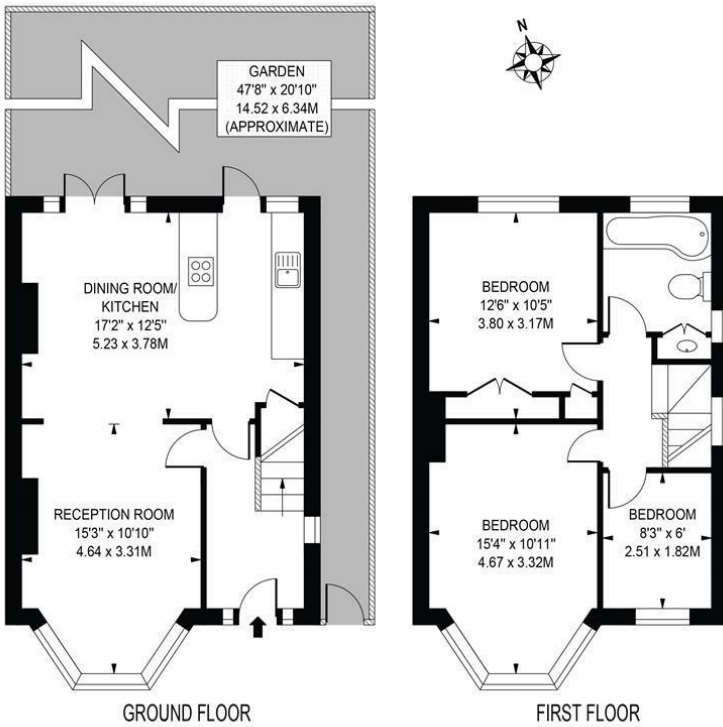
£2,400 PCM



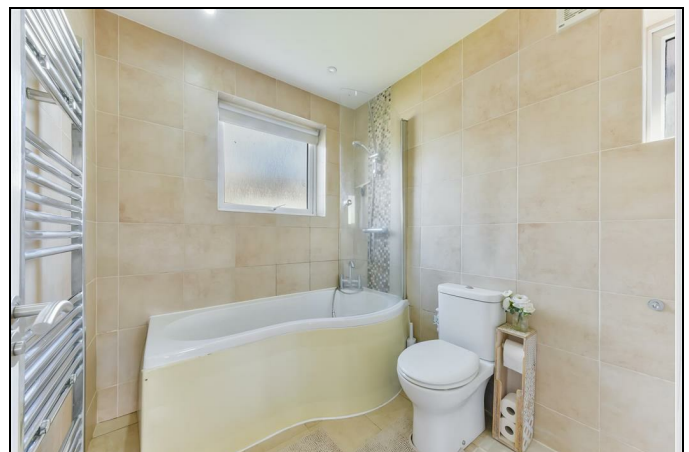
**SUPERB THREE BEDROOM** end of terrace family home with **OFF STREET PARKING FOR TWO CARS**. Located on the borders of Lower Morden/North Cheam the property is close to the 93 bus route with quick access to Morden tube station, and a short walk to St Celas and Cheam Park Farm Primary Schools, and 1.1 miles from **GLENTHORNE HIGH SCHOOL**. This wonderful home offers a modern lifestyle with an open plan fitted kitchen/dining/living room with direct access a beautiful private garden, two double bedrooms with large wardrobes, one single, and modern bathroom.  
EPC band D. Council tax band D.

## GARTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 866 SQ FT - 80.45 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.



- Fantastic three bedroom house
- Beautiful rear garden with side access
- Off street parking for two cars
- Modern open plan kitchen/reception room
- Close to 93 bus and local primary schools
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(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

