

## Tudor Drive Morden, SM4 4PG

£610,000 Freehold

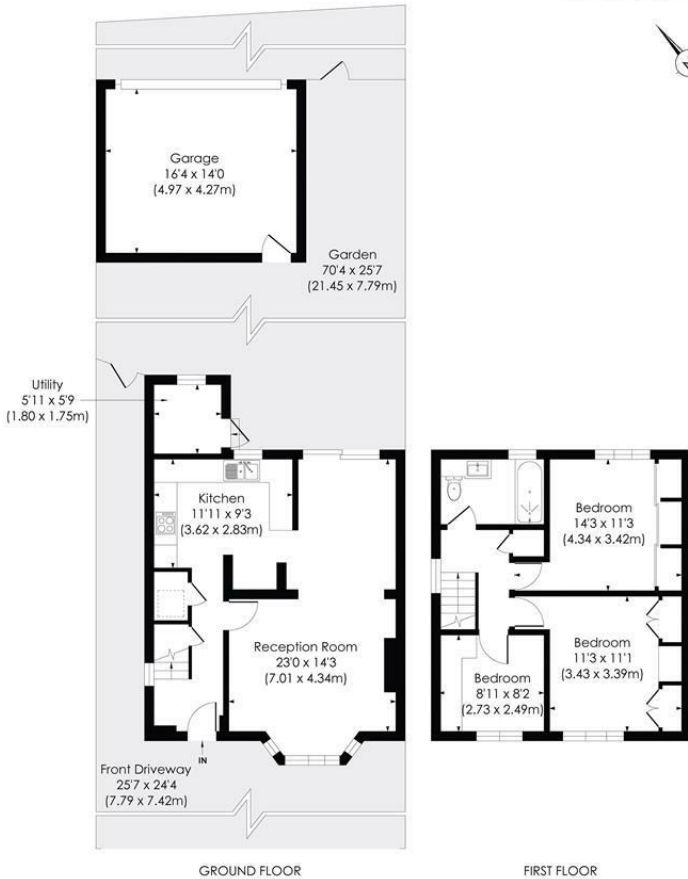


A beautifully presented three double bedroom house, located in the very popular Lower Morden area. With a spacious open plan kitchen/dining room and additional utility space. The property also has parking, garage and a well maintained private 70' garden. Excellent schools are close by as well as transport links in Raynes Park and Morden Town Centre making it a ideal family home.

**TUDOR DRIVE, SM4**

Approx. Gross Internal Floor Area

**1001 Sq. ft/93.01 Sq. m**



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This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Double Bedrooms
- Spacious Open Plan Kitchen/Dining Room
- SM4/SW20 Location
- Parking And Garage
- Large Rear Garden
- EPC Rating - C
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(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	

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