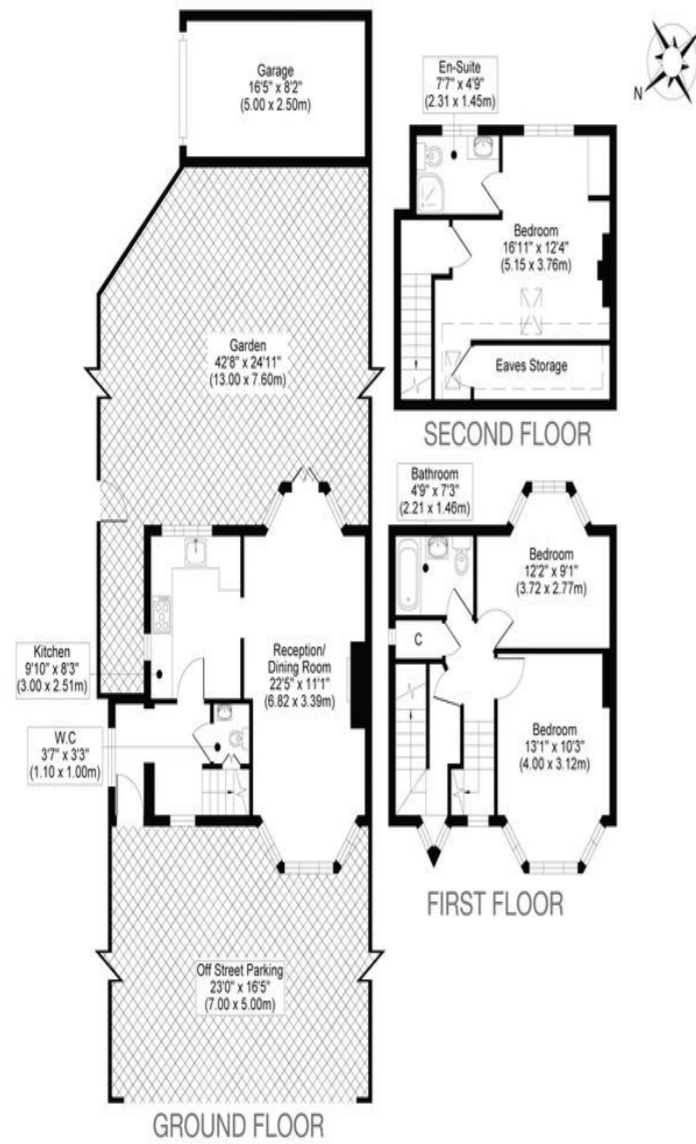


DUDLEY DRIVE, SM4

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT & EAVES STORAGE & GARAGE 1190 SQ.FT (111 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT & EAVES STORAGE & GARAGE 985 SQ.FT (92 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property
Ombudsman

FOR SALE



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Dudley Drive, Morden, SM4

3 Bedrooms, 2 Bathrooms, End Terraced House

Asking Price "Offers in Excess of" £550,000 FH

MARTIN&CO



Dudley Drive, Morden, SM4



A 3 double bedroom End of Terrace house, with a loft conversion and garage to the rear, plus previous planning agreed for a rear kitchen extension in 2007. Parking for 2 cars, double reception room, kitchen, ground floor WC, 2 double bedrooms & bathroom on the first floor, master bedroom and en-suite on the top floor. Large rear garden, access to the garage via a shared access road, behind the shops on Tudor Drive. Close to the Hatfeild Primary & Aragon primary School, plus the local Asda store and shops locally. For transport links there are bus routes to Morden Tube station, plus Raynes Park & Wimbledon Mainline Stations. Ideal family home/investment/buy to let property. EPC Band D. Merton Council Tax Band D = £1,883.82 PA

Agents Note: There was also a previous planning application to convert the rear garage into a Bungalow in 2016 which was refused. We are advised that there are good grounds to re-apply if required. Information available on request.

- 3 BEDROOM END OF TERRACE FAMILY HOUSE
- 2 BATHROOMS, 1 EN-SUITE, 3 WC's
- DOUBLE RECEPTION ROOM
- SEPARATE KITCHEN
- PARKING ON DRIVEWAY FOR 2 CARS
- GARAGE WITH OPTION TO CONVERT STPP
- CLOSE TO GOOD LOCAL SCHOOLS
- CHOICE OF TRANSPORT OPTIONS
- PREVIOUS PLANNING APPROVED IN 2007 FOR A REAR KITCHEN EXTENSION.
- POTENTIAL TO BUILD A BUNGALOW TO REAR
- NO CHAIN
- KEYS HELD
- VIEWING RECOMMENDED.
- SOLE AGENT
- PLEASE SEE AGENTS NOTE:

