

TO LET



Martin & Co

Canterbury Road, Morden

**3 Bedrooms, 3 Bathroom, Mid
Terraced House**

£2,350 pcm




MARTIN&CO



Canterbury Road, Morden

Mid Terraced House,
3 bedroom, 3 bathroom

£2,350 pcm

Available: 10th – 20th August 2024


Deposit: £2,711


Part Furnished/Unfurnished Option

Council Tax band: C

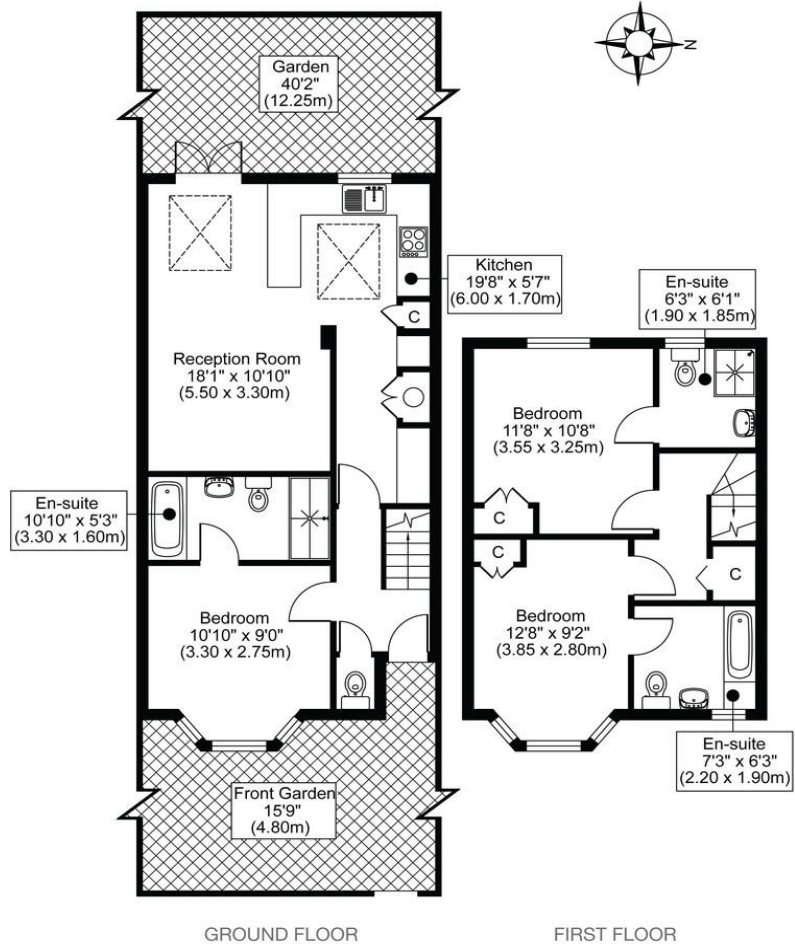
- 3 DOUBLE BEDROOMS
- 3 EN-SUITES & CLOAKROOM
- STUNNING KITCHEN EXTENSION
- LIVING & DINING ROOM
- INTEGRATED KITCHEN + UTILITY
- LOW MAINTENANCE GARDEN
- OFF STREET PARKING SPACE
- ACCESSIBLE TO MORDEN TUBE
- VIEWING HIGHLY RECOMMENDED

A superb house with 3 DOUBLE BEDROOMS & 3 LUXURY EN-SUITE BATH/SHOWER ROOMS, which was extensively refurbished 6 years ago. The house will be redecorated & refreshed prior to new tenants moving in, with white walls & modern décor. Close to Morden town centre and the tube for access to Central London. Rear extension providing a good-sized living room/dining room, open plan stunning kitchen & utility room, with integrated appliances. Parking on the driveway, landscaped low maintenance garden, metal bike/storage shed & a 4th WC. Ideal for a family with older siblings, wanting their own bathroom/shower facilities. Part furnished with double bedroom suites including bedside tables & a double wardrobe, shared leather sofa, dining table and chairs. Option for unfurnished if a long term tenancy. Some photos shown from 6 years ago, still in good condition, see YouTube video available from 2022. EPC band C. Merton Council Tax Band C = £1,771.89

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC 

CANTERBURY ROAD, SM4
TOTAL APPROX FLOOR PLAN AREA 942 SQ.FT (88 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.