

FOR SALE



Carlingford Road, Morden, SM4
"Offers In Excess of" £500,000 FH

MARTIN&CO

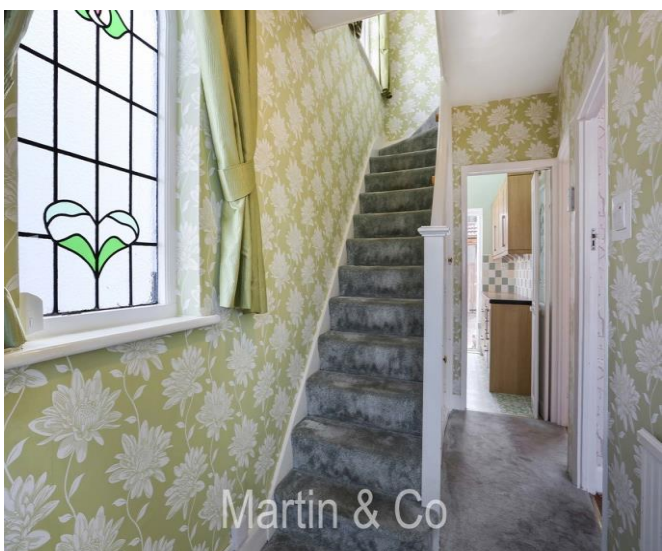


Carlingford Road, Morden

3 Bedrooms, 1 Bathroom

“Offers In Excess of” £500,000

- SEMI-DETACHED FAMILY HOUSE
- CUL-DE-SAC LOCATION
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- PARKING ON DRIVEWAY
- FURTHER STREET PARKING
- BUS ROUTES TO MORDEN TUBE
- SEPARATE KITCHEN
- SPACE TO EXTEND TO REAR STPP
- BATHROOM NOW A SHOWER ROOM
- 58FT REAR GARDEN
- GARAGE FOR STORAGE
- GOOD LOCAL SCHOOLS
- NO CHAIN
- REQUIRES UPDATING
- POTENTIAL TO COVERT LOFT STPP
- LIVEABLE WITH MINIMAL WORKS
- GAS CENTRAL HEATING
- MODERN BOILER IN THE LOFT
- VIEWING RECOMMENDED
- KEYS HELD
- SOLE AGENT



A 3 bedroom Semi-detached house with a 58ft rear garden, located in the Lower Morden & SW20 border, set back in a quieter cul-de-sac.

This family house is immediately available with NO CHAIN and benefits from off street parking, street parking, a garage for storage and many popular local schools. Easily accessible to Morden Tube Station via local bus routes.

The house requires updating generally, but with some minimal internal redecoration, is liveable in the meantime. Now ready for a new family to move in and later cosmetically upgrade or potentially extend to the rear/loft (STPP), to their own specification.

2 reception rooms and a kitchen on the ground floor, 3 bedrooms and shower room on the first floor.

VIEWING HIGHLY RECOMMENDED. SOLE AGENTS. KEYS HELD

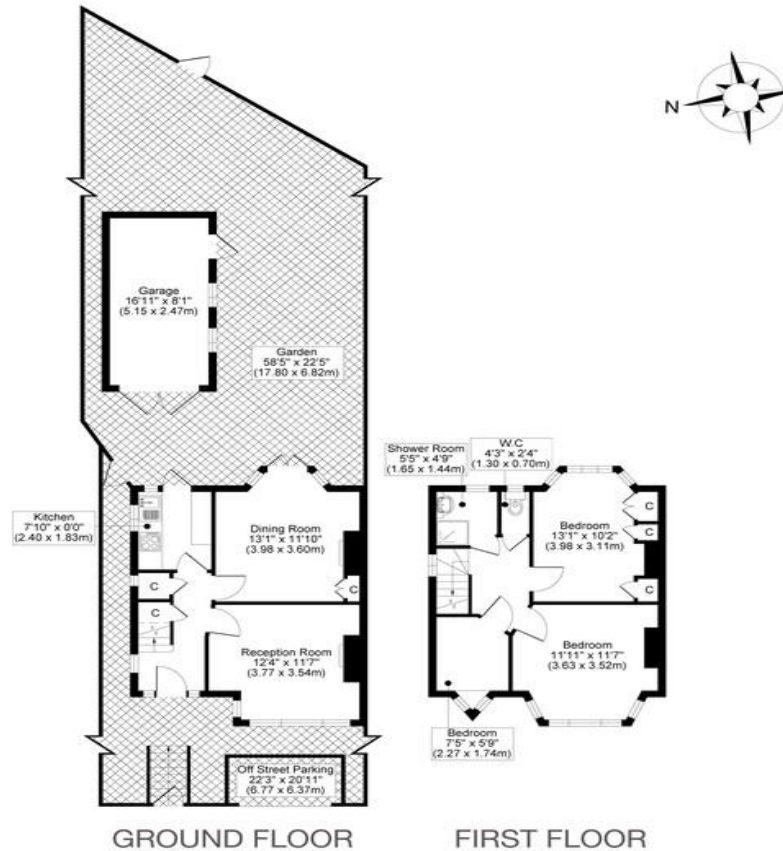
EPC BAND D. Merton Council Tax Band D = £2,088.43 PA.



CARLINGFORD ROAD, SM4

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 943 SQ.FT (88 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 806 SQ.FT (75 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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MARTIN&CO The Property Ombudsman