

FOR SALE



Dudley Drive, Morden, SM4
Asking Price of £385,000 LH

MARTIN&CO



Martin & Co



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Dudley Drive, Morden, SM4

2 Double Bedrooms, 1 Bathroom

Asking Price of £385,000 LH

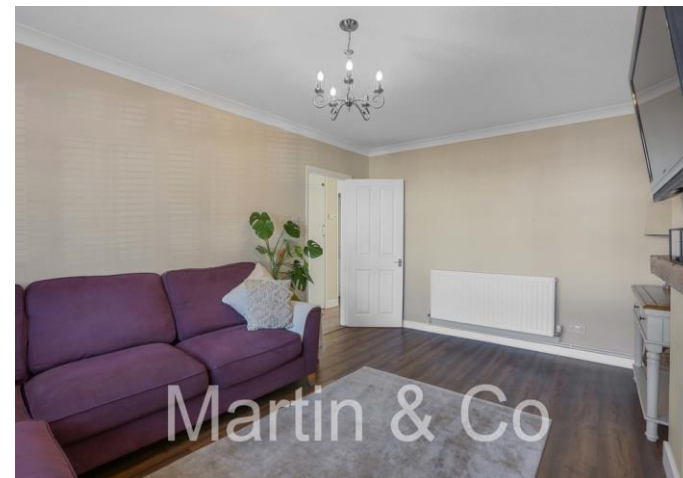
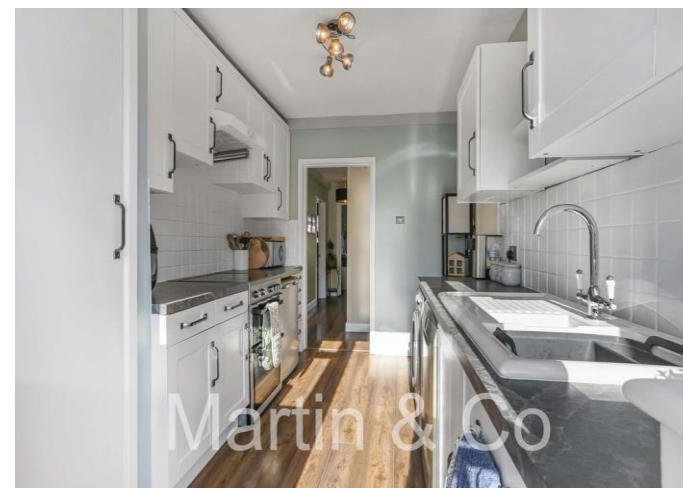
- GROUND FLOOR MAISONETTE
- 2 GOOD SIZED DOUBLE BEDROOMS
- LARGE LIVING/DINING ROOM
- PRIVATE FRONT & REAR GARDENS
- OWN ENTRANCE
- LONG LEASE 979 YEARS REMAINING
- SHARED SIDE & REAR ACCESS
- NO CHAIN OPTION
- WELL PRESENTED INTERNALLY
- MODERN BATHROOM
- SEPARATE TOILET
- MODERN KITCHEN
- EXTERNAL STORAGE CUPBOARD
- BUS ROUTES TO MORDEN & WIMBLEDON
- EXCELLENT LOCAL SCHOOLS
- LOCAL SHOPS & RESTUARANTS
- GAS CENTRAL HEARTING
- DOUBLE GLAZED WINDOWS
- LOWER OUTGOINGS
- INTERNAL INSPECTION RECOMMENDED
- VITUAL TOUR ON LINE
- SOLE AGENT
- KEYS HELD

A very spacious 2 DOUBLE BEDROOM ground floor maisonette, with a LONG 979 YEAR LEASE, own front & rear private gardens, presented in very good decorative condition. Shared side & rear access, larger living room & both bedrooms, gas central heating and double glazed windows. Located on Dudley Drive, a few minutes walk to Stonecot Hill, for bus routes to Morden Tube station, Wimbledon & Cheam town centres and the surrounding areas.

Easily accessible to nearby excellent schools, the Asda supermarket, shops & restaurants nearby.

An ideal first time purchase or if trading down from a house. Please check out the Virtual Tour online. Internal Viewing Highly Recommended.

SOLE AGENT. Merton Council Tax Band C = 1856.38 pa & EPC Band D. KEYS HELD.



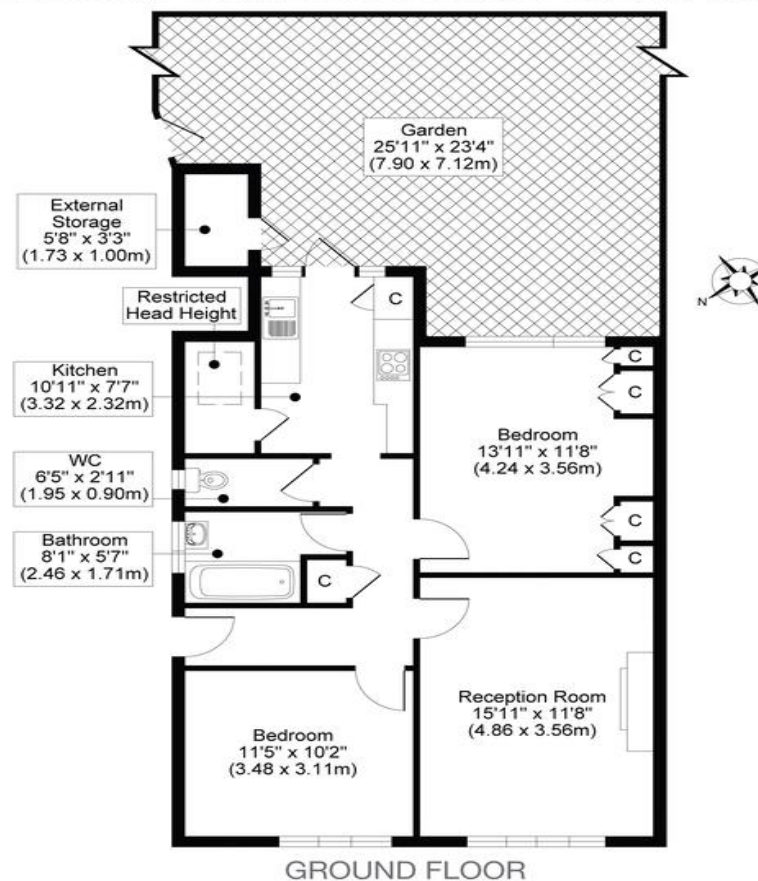


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ELIZABETH COURT, DUDLEY DRIVE, SM4

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 759 SQ.FT (71 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 741 SQ.FT (69 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision