



London Road, Morden SM4 5AT

welcome to
London Road, Morden

Welcome to this spacious and well presented Three Bedroom Home, ideally located on the highly convenient London Road in Morden. Offering a generous layout, Modern features, and excellent transport links, this property is perfect for growing families or Investors alike.

The ground floor boasts a bright and airy living/ dining area, complemented by a well appointed kitchen with ample storage and worktop space. Throughout the home you'll find three bathrooms, delivering superb practicality and comfort for busy households.

Upstairs, the property includes three well proportioned bedrooms, each filled with natural light. The principal bedroom benefits from its own en-suite, while the additional bathrooms serve the remaining rooms and guests.

Outside, the home features a private rear garden, ideal for relaxing or entertaining, along with the rare advantage of a garage located at the rear, providing secure parking or extra storage.

Situated close to local shops, schools and transport links - including easy access to Morden Underground Station - This property offers both convenience and lifestyle.



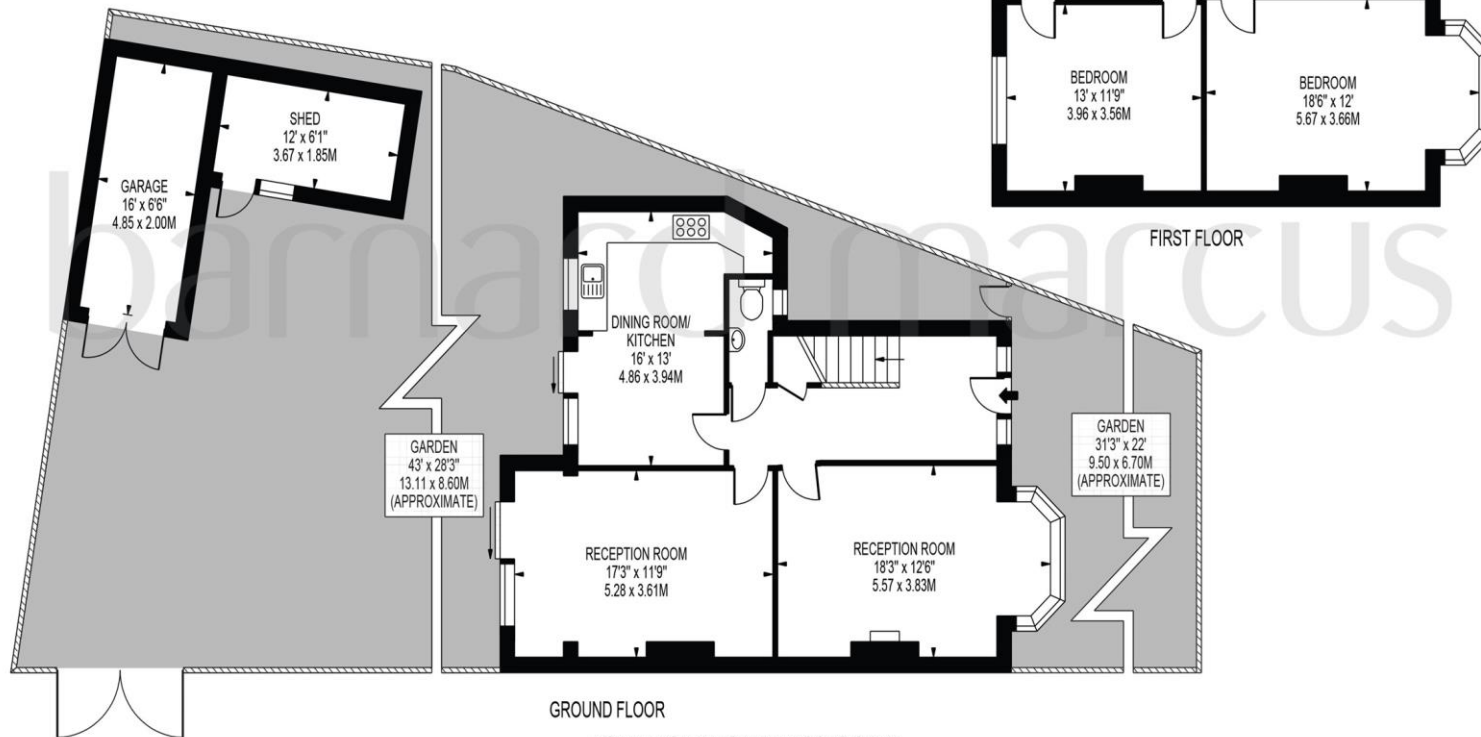
LONDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1352 SQ FT - 125.64 SQ M

(EXCLUDING GARAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 104 SQ FT - 9.70 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 73 SQ FT - 6.79 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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London Road, Morden

- End Of Terraced
- Parking On Rear Of Property
- 3 Bathrooms
- Close To Transport Links (Northern Line)
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103514



Property Ref:
MOD103514 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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