

Dore Gardens Morden, SM4 6QD

£2,200 PCM



Truly sensational and modern two double bedroom terrace house with rear extension to the ground floor, and off street parking, located in a quiet cul-de-sac. Benefits from a spacious modern kitchen/reception room with island and quartz worktops and integrated appliances including induction hob, downstairs WC, two double bedrooms, family bathroom and low maintenance garden.

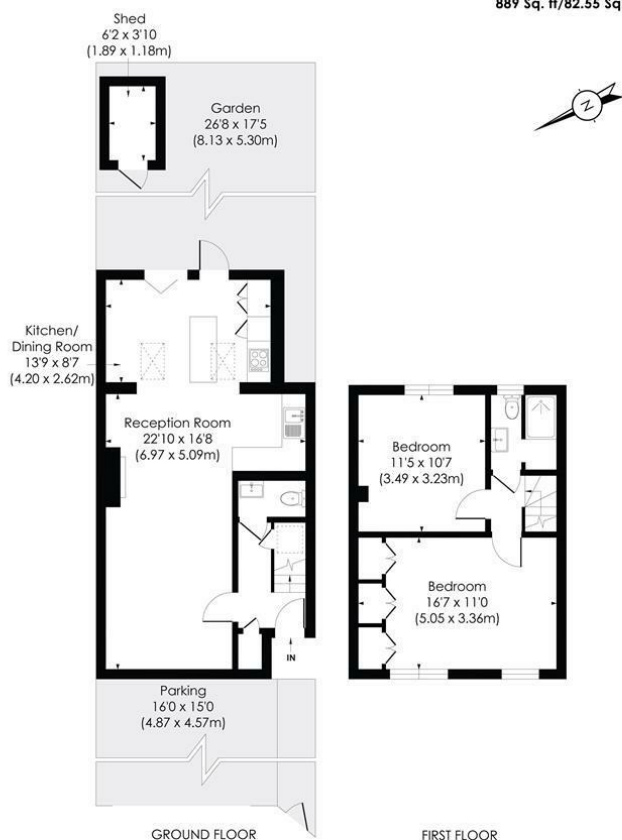
This property is ideal for someone who wants good transport links and amenities. Close to the local bus stop, St Helier rail station, Merton south rail station, and Morden underground station. Good local schools include Malmesbury primary school, St Teresa's Catholic primary school, and outstanding Harris Academy Morden. As well as the vast recreational open spaces of the National Trusts Morden Hall Park and Ravensbury Park providing the rarely found blend of convenience with peace and tranquility which is offered in abundance within this unique property.

Approximately 15 mins drive from Wimbledon, 20 mins drive from Tooting, 30 min drive from Kingston, 15 mins drive from Worcester Park and 10 mins drive from Sutton.
EPC band C. Council tax band D.

DORE GARDENS, SM4

Approx. Gross Internal Floor Area

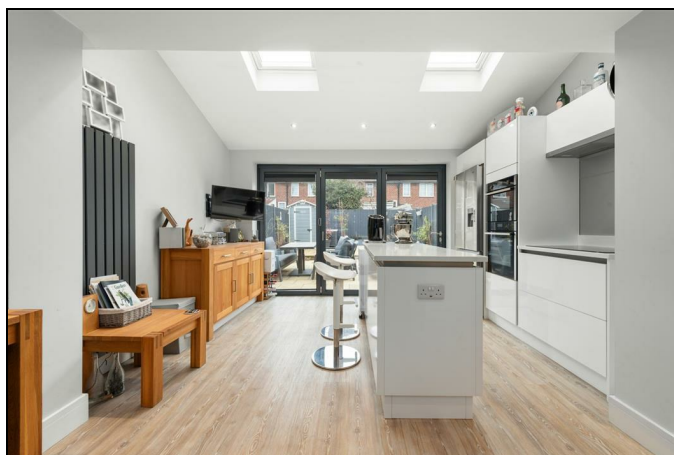
889 Sq. ft/82.55 Sq. m



pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Two Double Bedrooms
- Ground Floor Extension
- Driveway for One Car
- Groundfloor W.C.
- Modern Bathroom with Walk in Shower
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC Band C
- Merton Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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