

FOR SALE



Tudor Drive, Morden, SM4
“Guide Price £475,000 - £500,000” FH

MARTIN&CO



Tudor Drive, Morden, SM4

**3 Bedrooms, 3 Receptions,
1 Bathroom, Double Garage.**

- SPACIOUS HOUSE TO REFURBISH
- 3 GOOD SIZED BEDROOMS
- 2 RECEPTION ROOMS
- CONSERVATORY
- SEPARATE KITCHEN/DINER
- SMALL EXTENDED UTILITY ROOM
- LARGE 59FT GARDEN. OVERALL 80FT
- INCLUDING DOUBLE GARAGE TO REAR
- NO CHAIN
- WHEELCHAIR ASSESSIBLE RAMP
- CHOICE OF GOOD LOCAL SCHOOLS
- BUS ROUTES TO MORDEN TUBE STATION
- SCOPE FOR DRIVEWAY PARKING STPP
- FREE PARKING ON STREET
- POTENTIAL TO EXTEND STPP
- LARGE LOFT TO CONVERTED STPP
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- EPC BAND D
- VIEWING RECOMMENDED
- PRICED TO ALLOW FOR WORKS
- SOLE AGENT

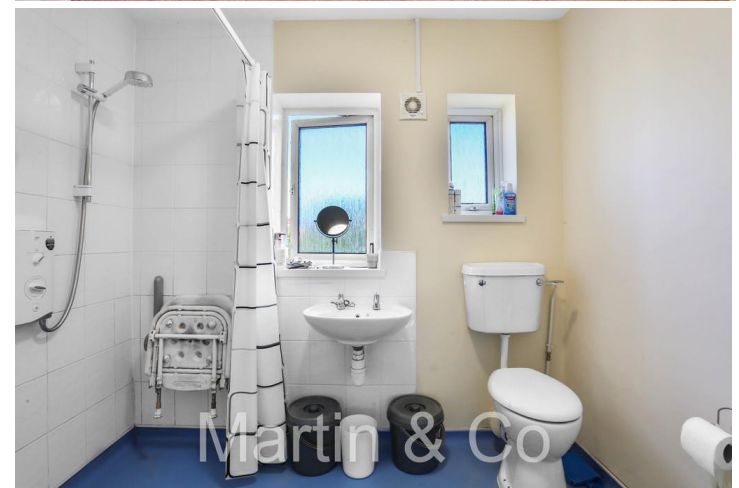
NO CHAIN. UNMODERNISED 3 bedroom family home with an 80ft rear garden overall including the double garage to rear, located close to many popular local schools in the Lower Morden Area, with bus routes to Morden Tube Station.

Ready for the next family to refurbish to their own specifications, taking advantage of the huge potential to extend to the rear, into the large loft & to apply for ample off street parking (STPP). Wheelchair accessible ramp installed, 2 good sized reception rooms, conservatory, separate kitchen/diner and a small extended utility room on the ground floor. On the first floor there are 3 larger bedrooms and a spacious modern wet room. Viewing Recommended.

PRICED ACCORDINGLY. SERIOUS BUYERS ONLY.

EPC Band D. Merton Council Tax Band D = £2,140.52 pa.

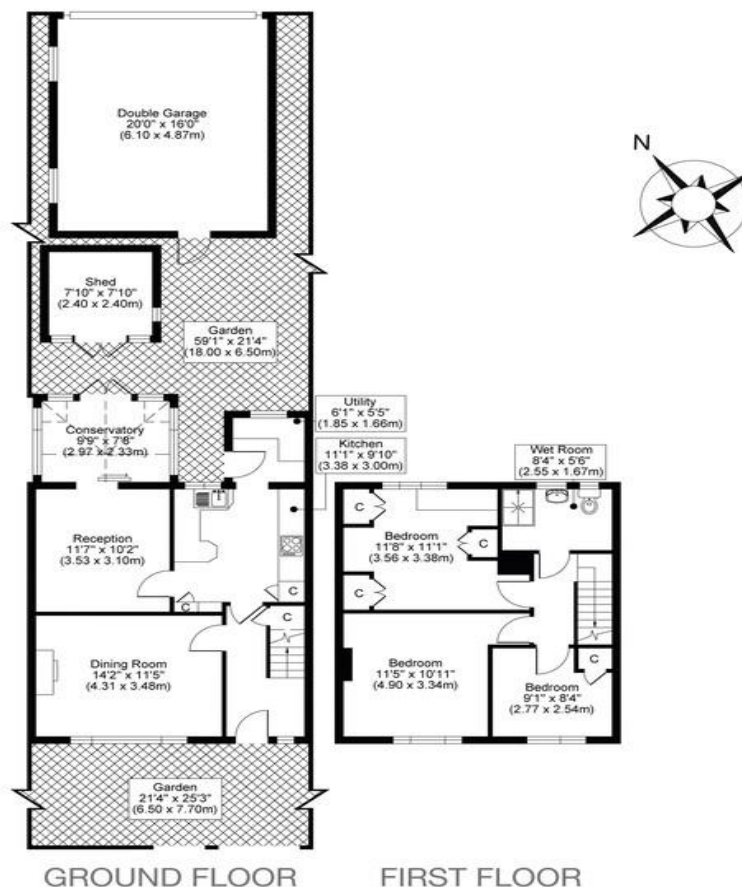
VIEWING BY APPOINTMENT. Sole Agent.



TUDOR DRIVE, SM4

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARGE & SHED 1453 SQ.FT (135 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARGE & SHED 1076 SQ.FT (100 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

MARTIN&CO The Property Ombudsman