



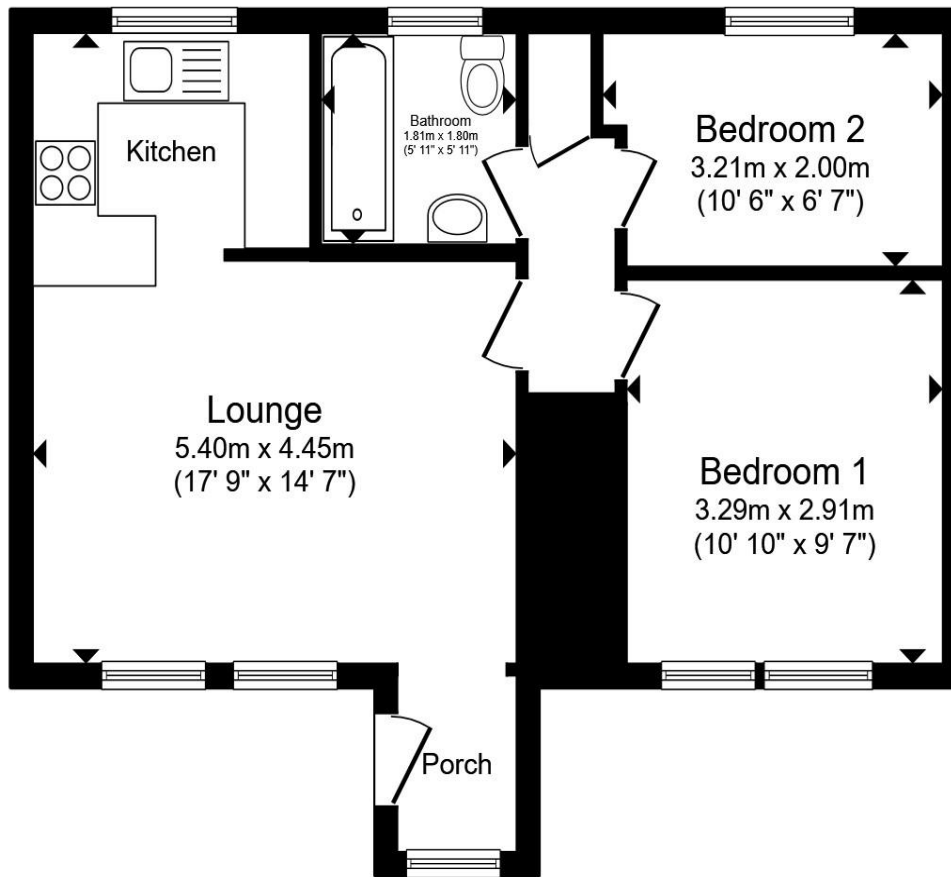
Connaught Gardens, Morden SM4 6DB

welcome to

Connaught Gardens, Morden

Stunning 2 Double Bedroom Ground Floor Maisonette in Pristine Condition, with Private Driveway and Access to a Well-Maintained Rear Garden. This beautifully presented 2 double bedroom ground floor maisonette is offered in pristine and immaculate condition throughout, providing bright, well-proportioned living space ideal for first-time buyers, commuters and investors alike. The property benefits from its own private driveway and access to a well-maintained rear garden, creating an excellent space for outdoor relaxation and entertaining. Internally, the home comprises an entrance porch leading into a spacious open-plan living area with breakfast bar, 2 generous double bedrooms and a modern family bathroom. The contemporary kitchen features sleek finishes, enhancing the light and airy feel of the property. Situated in a fantastic location with excellent access to bus links, as well as Morden Underground Station (Northern Line), the property offers convenient links into Central London while also benefiting from a range of local amenities and nearby green spaces.





Floor Plan

Total floor area 47.0 m² (506 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Connaught Gardens, Morden

- Spacious and Light Filled 2-Bedroom Layout.
- Immaculate Condition with Modern Finishes.
- Private Driveway For Added Convenience.
- Access To Well-Maintained Garden.
- Long Lease
- Fantastic Location, Easy Access to the Northern Line for Commuting

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£335,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103655



Property Ref:
MOD103655 - 0012

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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