



Garendon Road, Morden

£425,000

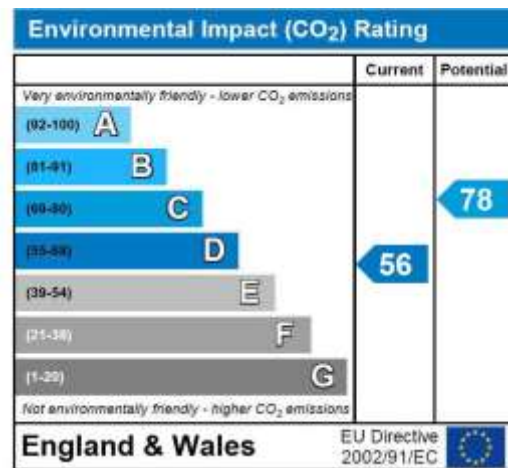
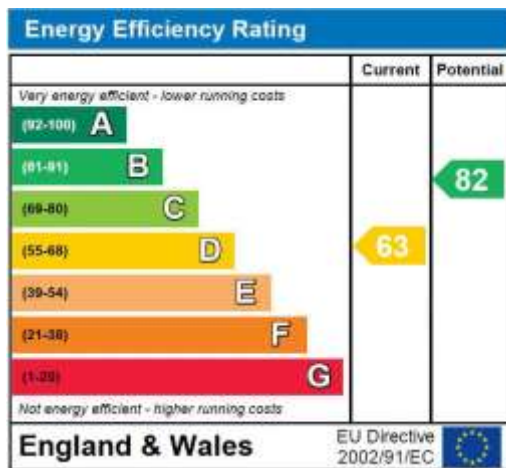
Summary

Brinkley's Estate Agents are delighted to offer this beautifully-presented, modern, family home to the market. Located in the Green Lane area of Morden, within easy reach of St Helier train station, which offers direct links to central London. The property briefly comprises an entrance hall, a spacious lounge area, an extended kitchen/dining area, rear garden with out building completes the ground floor. The upstairs accommodation comprises two double bedrooms, a modern shower room and a further bedroom on the second floor. Further benefits include off-street parking and easy access to popular, local green spaces such as the National Trust, Morden Hall Park. To view this delightful instruction, please contact Brinkley's Estate Agents on 0208 944 2918. Sole Agents.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

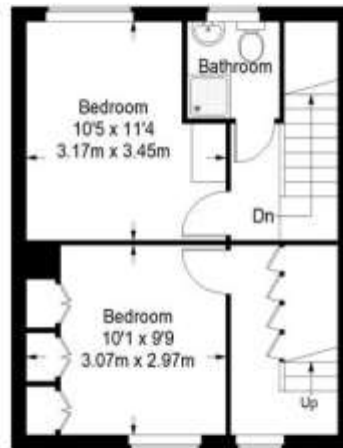
Energy Efficiency Rating: D



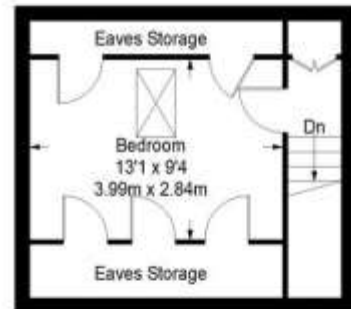
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Ground Floor = 526 sq ft



First Floor = 340 sq ft



Second Floor = 228 sq ft

 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 GROUND FLOOR = 526 sq ft / 48.87 sq m
 FIRST FLOOR = 340 sq ft / 31.59 sq m
 SECOND FLOOR (Excluding Eaves Storage) = 169 sq ft / 15.70 sq m
 (Eaves Storage) = 59 sq ft / 5.48sq m
 Total = 1094 sq ft / 101.64 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)