



Darley Gardens, Morden

The **PERSONAL** Agent

Guide Price £450,000

Freehold

- Guide Price £450,000 - £475,000
- Driveway For Two Cars
- Entrance Hallway
- Lounge/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Double Glazing and Gas Central Heating
- Level Rear Garden
- Close To Local Shops, Schools and Transport Links

Welcome to this charming two bedroom terraced house located in the desirable area of Morden. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a welcoming home.

As you enter, you are greeted by a hallway with access to a spacious lounge/dining room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The fully fitted kitchen is well equipped, offering ample storage and workspace for all your culinary needs.

The property boasts two generously sized bedrooms, providing plenty of space for rest and relaxation. The family bathroom is conveniently located upstairs, ensuring ease of access for all residents.



Outside, you will find a driveway that accommodates two vehicles, adding to the practicality of this home. The level rear garden is a wonderful feature, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.

Situated in a quiet and friendly neighbourhood, this property is well connected to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Morden. This lovely home is ready to welcome its new owners, offering a fantastic opportunity to create lasting memories in a wonderful setting.

Outside, you will find a driveway that accommodates one vehicle, adding to the practicality of this home. The level rear garden is a wonderful feature, offering a private outdoor space for gardening, play, or simply

enjoying the fresh air.

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Located in a quiet residential area in the heart of Morden, SM4, well regarded for its family friendly atmosphere and excellent transport links. Located within 0.5 miles of St Helier Train Station and 0.90 mile of Morden South Train Station, this property would certainly suit the growing family or investor looking for great commuting services.

Tenure: Freehold
Council Tax Band: C

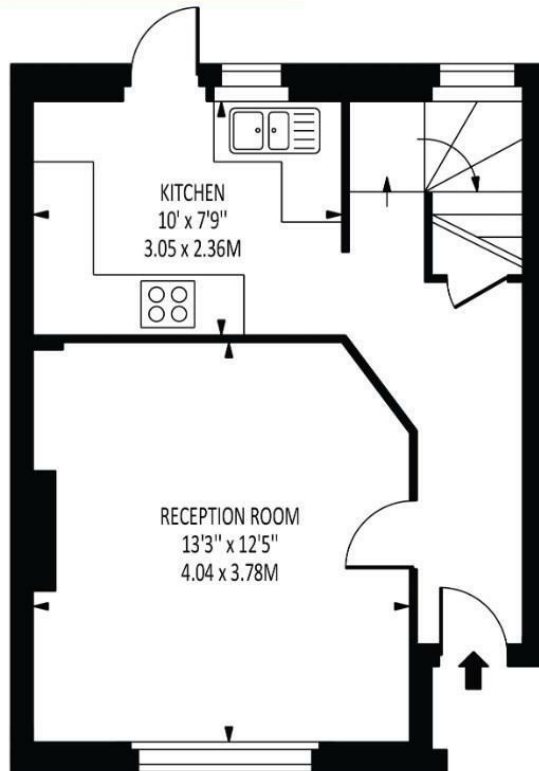




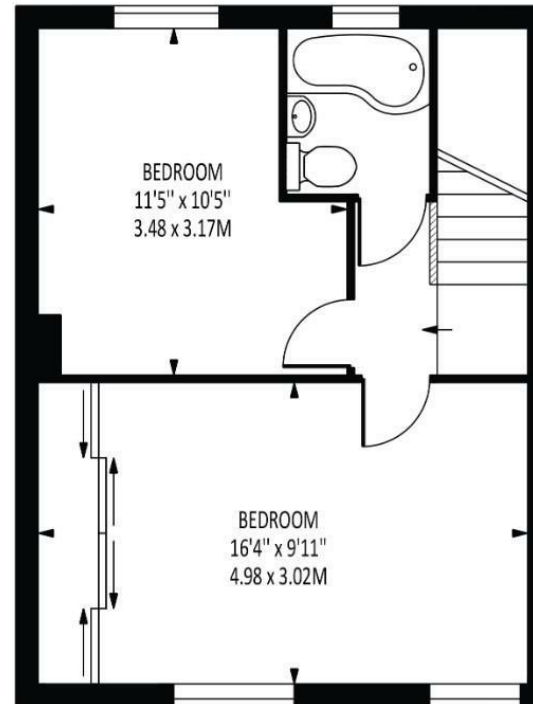
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Darley Gardens
Total Area: 688 SQ FT • 63.92 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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 

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

