

eddissonwhite®




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Claymore Close, Morden

Offers Over £475,000 Freehold

3 Bedroom mid-terrace - Chain free - Close to transport
Garage - Quiet Cul De Sac - Large living space - Fitted kitchen
Downstairs cloakroom - Potential to update
A must see property - EPC C - Low maintenance garden



company registration no. 05068639 • vat registration no. 843560623



Claymore Close, Morden



Claymore Close, SM4

CAPTURE DATE 25/01/2022 LASER SCAN POINTS 4,068,580

GROSS INTERNAL AREA

87.52 sqm / 942.06 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
87.52 sqm / 942.06 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head height
71.17 sqm / 766.07 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

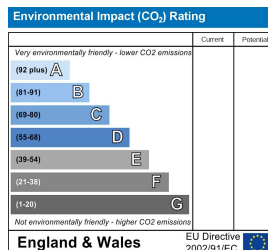
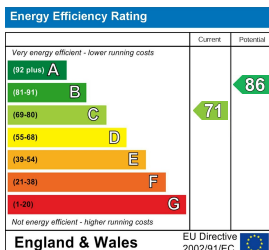
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.31 sqm / 3.34 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 85.50 sqm / 921.08 sqft
IPMS 3C RESIDENTIAL 84.28 sqm / 907.18 sqft
spec id: 61e6e066904cd80dc0a47e5e

London Borough of Merton
Tax Band D - £1,704.38
Freehold



These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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