

Lower Morden Lane

Morden, Surrey SM4 4SP

£2,500 PCM Unfurnished



WILLIAMS HARLOW OF CHEAM ARE DELIGHTED TO OFFER THIS THREE BEDROOM SEMI-DETACHED HOUSE TO THE MARKET. Ideally located on a popular road within minutes from the green acres of Morden Park and local schools. The well-presented internal accommodation offers a large reception rooms, kitchen/diner, conservatory. Upstairs three generous size bedrooms and a modern family bathroom. Additional features include off street parking, rear garden, garage and utility space. Available end of October on an unfurnished basis.



OUTSIDE FRONT

Drive way. Front Lawn. Access to Garage.

HALL WAY

Access to all room. Stairs leading to first floor. Radiator. Window to side aspect.

LOUNGE

Spacious lounge. Wooden flooring. Bay window to front aspect. Radiator. Feature fireplace. Leading to:

KITCHEN / DINING ROOM

Newly fitted kitchen/dining room. Range of fitted wall and base units. Fridge/Freezer . Cooker. Dishwasher. Window to rear aspect. Radiator. Door leading to the Conservatory.

CONSERVATORY

Tiled flooring. Utility Cupboard/Storage. Doors Leading to Rear Garden. Door leading to the Garage.

FIRST FLOOR BATHROOM

Newly fitted bathroom with shower. Sink unit. WC. Window to rear aspect.

DOUBLE BEDROOM

Window to rear aspect. Newly fitted carpet. Radiator.

DOUBLE BEDROOM

Window to front aspect. Radiator. Built in Wardrobe. Newly fitted Carpet.

SINGLE BEDROOM

Window to front aspect. radiator. Newly fitted Carpet.

OUTSIDE REAR

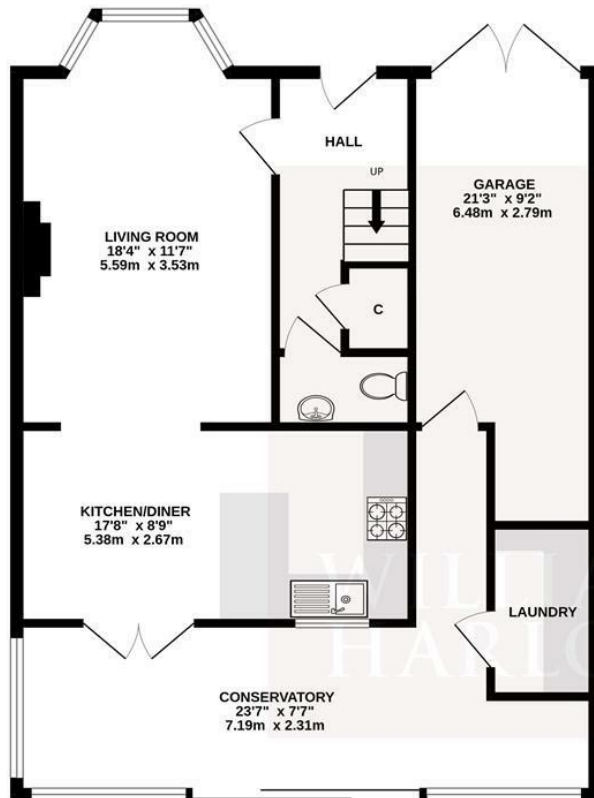
Garden mainly laid to lawn. Patio areas. Shed.

COUNCIL TAX

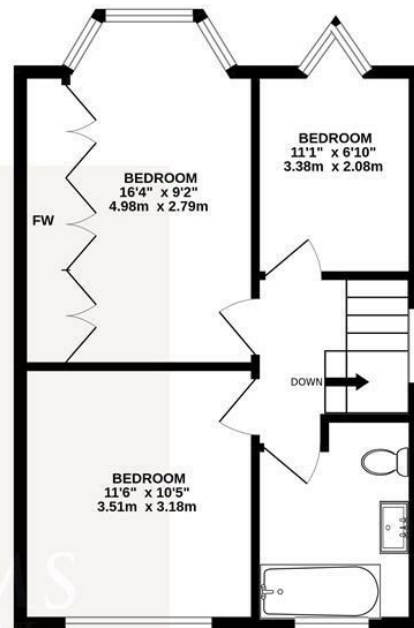
Council Tax Band F (£2,721.07) 2023 / 24



GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

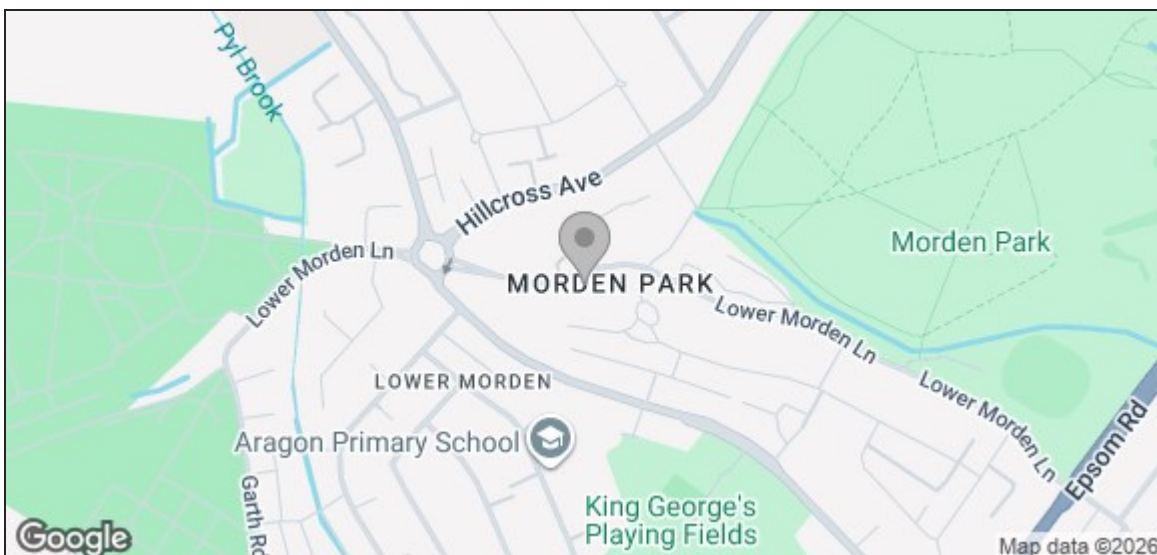


TOTAL SQ.FT./SQ.M INCLUDES GARAGE/OUTBUILDINGS

TOTAL APPROXIMATE FLOOR AREA 1293 SQ.FT. (120.1 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	58	81
	EU Directive 2002/91/EC	