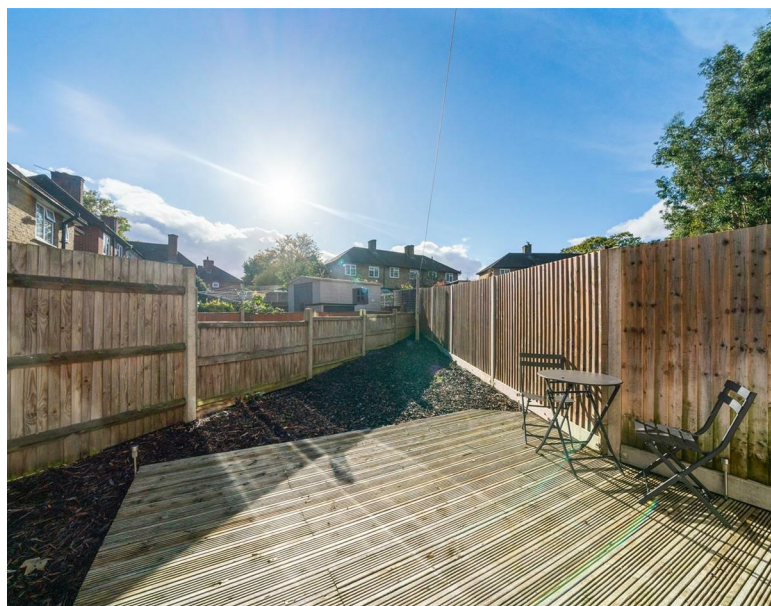


TURNERS



Canterbury Road, Morden, SM4  
£250,000 Leasehold

020 8687 9787 | [turnersproperty.com](http://turnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





## Full Description

Turners are pleased to present to the market, a well-presented, ground floor, end-of-terrace maisonette with private rear garden and parking for two cars. The property is located on St Helier Avenue within 0.6 miles of Morden station and just moments away from Morden Hall Park.

This smart, one-bedroom maisonette would make a great buy for first time buyers or buy-to-let investors. The property has lots of natural light with a calm, airy ambience and comprises, living room with double glazing, fitted kitchen with ample cabinets, a bedroom with chalk-white painted walls and plenty of space for a double bed, freestanding wardrobe and bedside furniture. A three-piece shower suite completes the internal demise.

Outside is a newly-landscaped, private rear garden, ideal for outdoor entertaining.

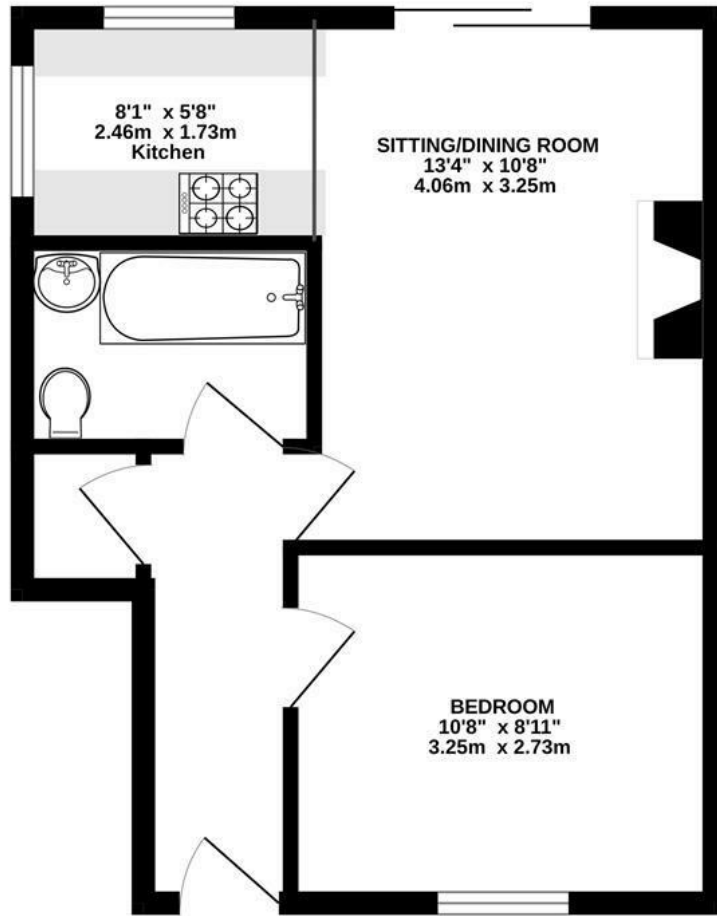
Located on Canterbury road, there are excellent transport links with several bus routes serving the local area including Morden, Sutton, Croydon and Wimbledon. Morden town centre is itself within 0.6 of mile and the National Trusts' Morden Hall Park is just a short stroll away.



## Key Features

- Off street parking for 2 cars
- Rear Garden
- Masionette
- Good location
- End of Chain
- Good order
- Gas Central Heating
- Double Glazed
- 102 years remaining on the lease.
- Low service charges 260.60 per annum.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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