

TURNERS



Connaught Gardens, Morden, SM4

£1,800

0208 687 9787 | turnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

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Full Description

A modern two-bedroom terraced house with a brand new kitchen situated in a sought-after development. The property features a spacious lounge/diner, a kitchen with space for a small dining table, and two double bedrooms on the first floor, one of which includes fitted wardrobes. The low-maintenance garden offers a patio area, perfect for outdoor relaxation.

Connaught Gardens is a quiet cul-de-sac just off St Helier Avenue, conveniently located near the National Trust's Morden Hall Park. It is approximately 0.6 miles (a 13-minute walk via Google Maps) from Morden Town Centre and Station. The area is also well-connected by local bus routes, providing easy access to Sutton, Croydon, and Wimbledon.

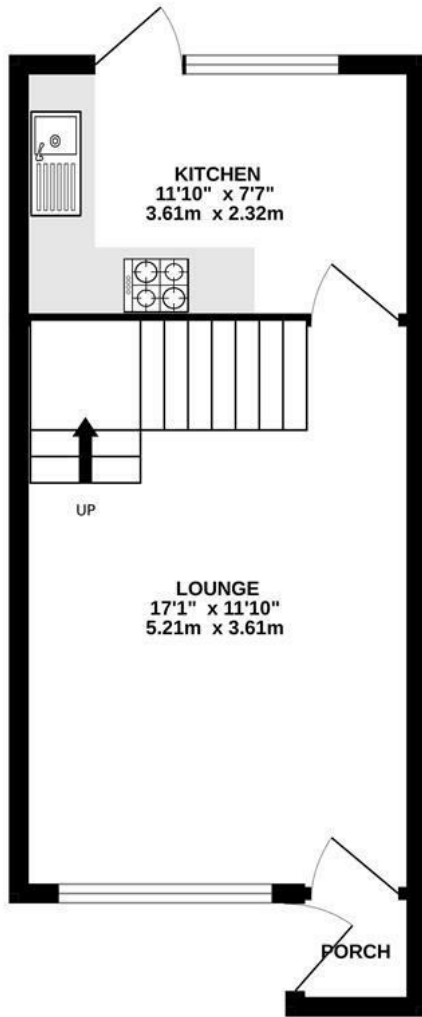
PLEASE NOTE: Our credit referencing requires a tenants annual income to be at least 30 times the monthly rent, which in this case is, £54,000 per annum.



Key Features

- 2 Double Bedrooms
- Rear Garden
- Available Now
- Unfurnished
- Upstairs bathroom
- Parking
- Close to Morden Town Centre
- EPC rating
- Electric Heating
- Modern Development

GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

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) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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