

Rutland Drive, Morden
Offers in excess of: £550,000

Freehold





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Offered to the market in very good order throughout, is this three-bedroom mid terrace family home. With a useful loft room, which is partially converted, but this could be a fourth bedroom (Subject to planning consent).

Upon entering, there is a wide entrance hall with under stairs storage. The dual aspect lounge is a good space for the growing family, with a bay window to the front, patio doors leading to the rear with feature alcoves. The galley kitchen has a range of base and eye level units and space for the necessary appliances. The first floor has three bedrooms, with a family bathroom and a separate WC.

Externally, there is a lovely rear garden with a patio area, ideal for summers entertaining, in addition to a water feature with a good size lawn area. To complete the garden, there is access at the rear with a detached garage. To the front of the house, there is off street parking for two vehicles.

Council Tax Band E



Entrance Hall

Dining Room

10'10" x 14'7" (3.3m x 4.45m)

Lounge

11'10" x 12' (3.6m x 3.66m)

Kitchen

7' x 7'4" (2.13m x 2.24m)



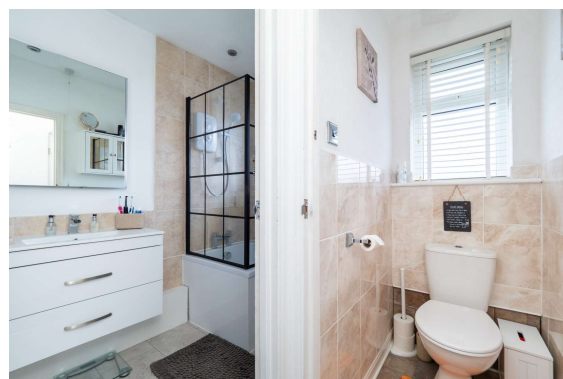


Bedroom One

10'10" x 12' (3.3m x 3.66m)

Bedroom Two

9'10" x 11'6" (3m x 3.5m)



Bedroom Three

7' x 7'7" (2.13m x 2.3m)





WC

3' x 4'10" (0.91m x 1.47m)



Bathroom

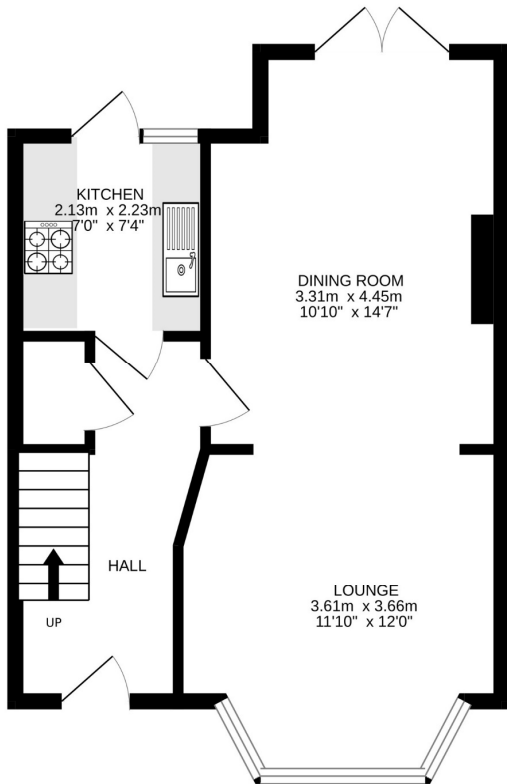
4'11" x 7'4" (1.5m x 2.24m)



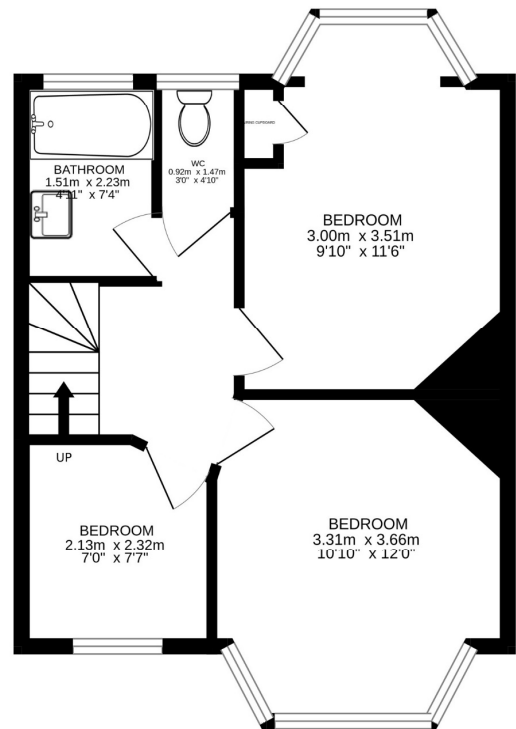


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Your View...



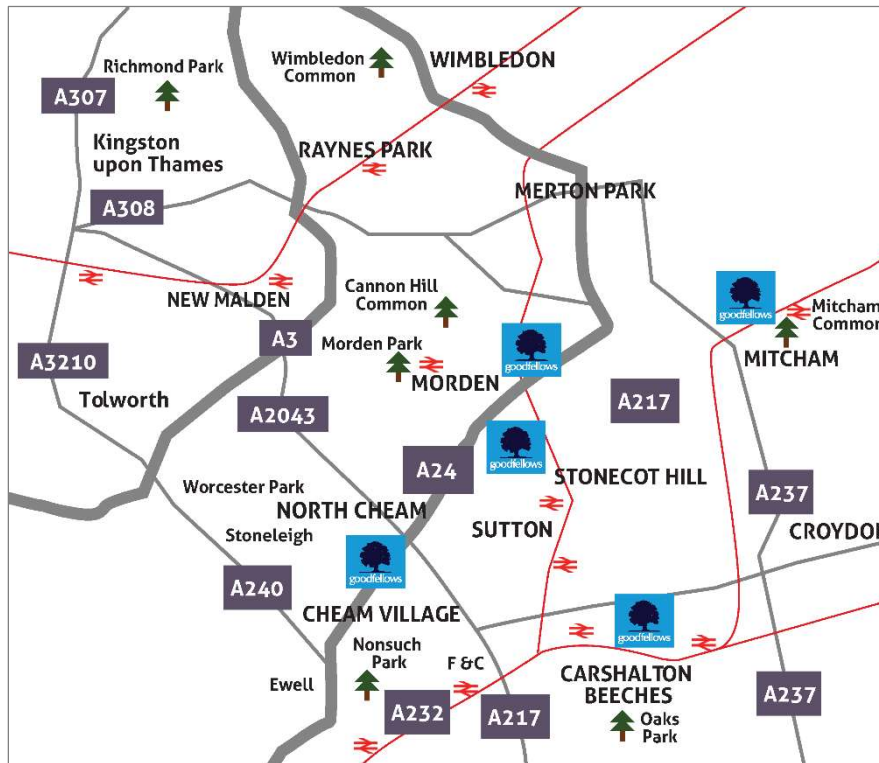
Ground floor
38.5 sq.m. (415 sq.ft.) approx.



1st floor
36.7 sq.m. (395 sq.ft.) approx.

TOTAL FLOOR AREA: 75.2 sq.m. (810 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Goodfellows Branch Network



Local Authority

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

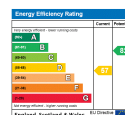
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For full EPC please contact the branch