



Garth Road, Morden  
**Guide Price: £450,000**

Freehold

Council Tax Band D

EPC Rating D





Ideally situated for the commuters and first time buyers alike, is this two double bedroom mid terraced family home.

With spacious living accommodation to the ground floor, there are three reception rooms; lounge, dining area and a conservatory, plus a good-sized kitchen diner. To the first floor, there are two double bedrooms, with a family bathroom.

The rear garden spans lengthy, leading to a detached garden room, which could be converted into a home office. With off street parking, this is the ideal purchase.

Within the area, there is a plethora of schooling for all ages, in both the public and private sector. The locale also has a good selection of bus routes, with Raynes Park Station being a twenty minute drive away.



### Entrance Hall

UPVC double glazed door and window, wooden floor, downlighter, under stairs storage, radiator.

### Dining Room

14'9" x 7'10" (4.5m x 2.4m)

Wooden floor, downlighter, semi open to kitchen, radiator, wooden doors leading to the kitchen.

### Lounge

9'2" x 12'4" (2.8m x 3.76m)

UPVC double glazed window to front aspect, carpeted floor, feature fireplace, downlighter.

### Kitchen

14'9" x 10'4" (4.5m x 3.15m)

Ample range of base and eye level units, space for appliances, wooden floor, downlighters, stainless steel sink with mixer taps, UPVC double glazed window to rear aspect, tiled walls, door leading to conservatory.





### Conservatory

14' x 8'11" (4.27m x 2.72m)

Wooden flooring, panelled sides, patio doors to rear aspect, full length UPVC double glazed window.



### Bedroom One

14'9" x 12'4" (4.5m x 3.76m)

Feature fireplace, carpeted floor, UPVC double glazed window to front aspect, radiator.





### **Bathroom**

4'11" x 7'3" (1.5m x 2.2m)

Tiled walls, UPVC double glazed window to rear aspect, low level WC, bathtub with shower over, vanity basin.

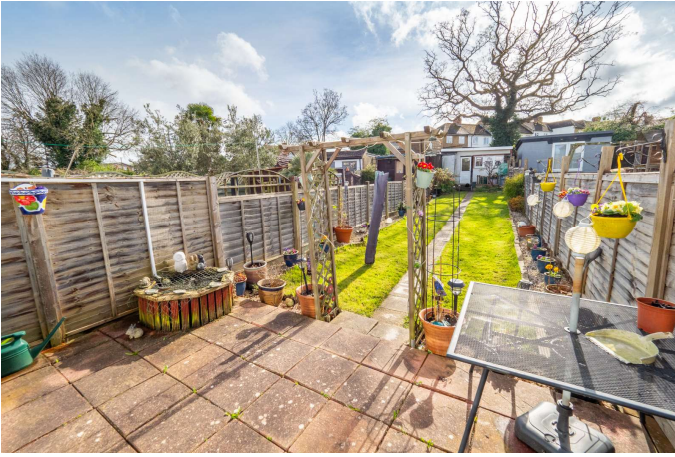


### **Bedroom Two**

9'6" x 7'10" (2.9m x 2.4m)

UPVC double glazed window to rear aspect, downlighters, carpeted floor, radiator.



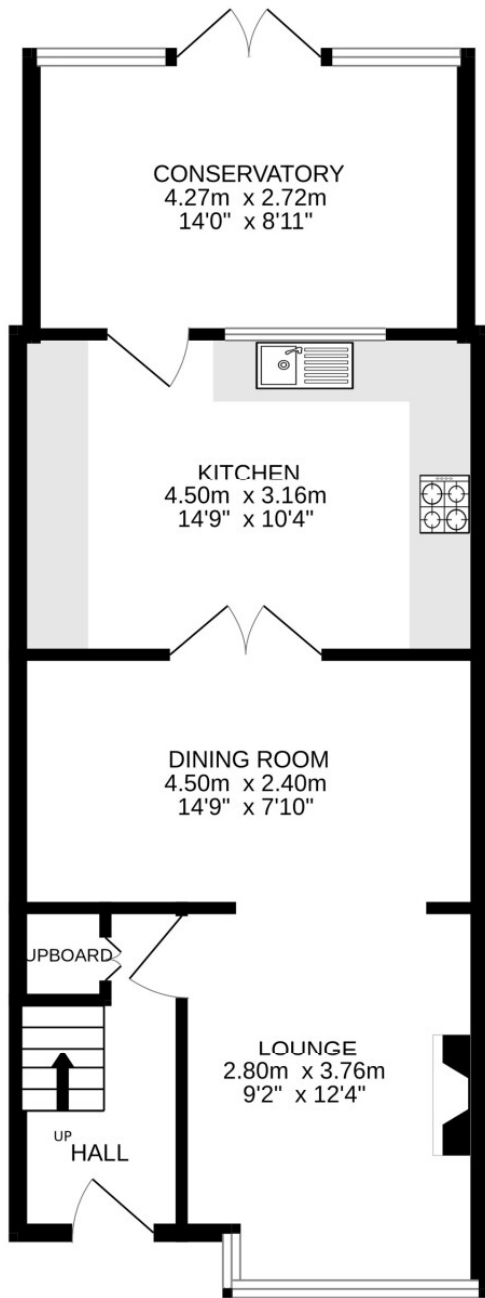


### **Garden**

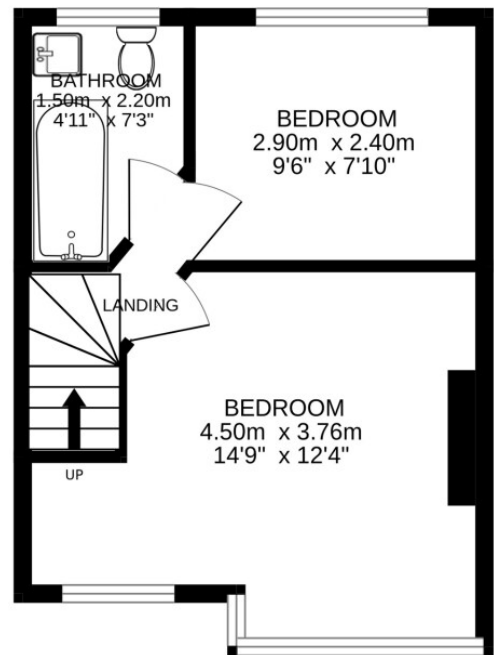
Large patio area suitable for summers entertaining, ornamental fish pond, level lawn area leading to a rear workshop.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

### **Your View...**



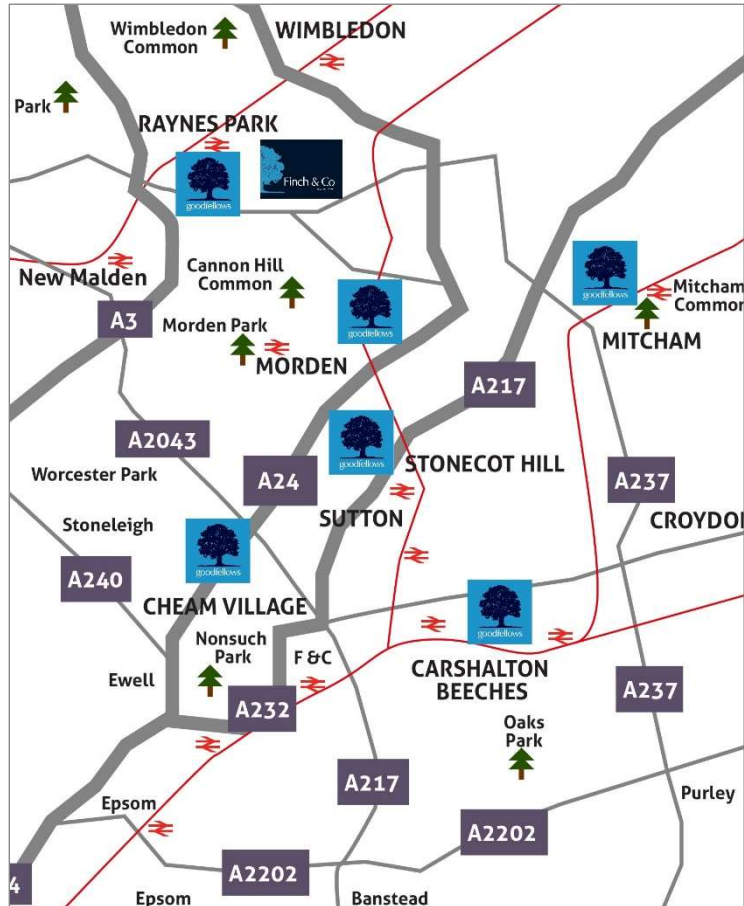
Ground floor  
52.7 sq.m. (567 sq.ft.) approx.



1st floor  
26.7 sq.m. (288 sq.ft.) approx.

TOTAL FLOOR AREA : 79.4 sq.m. (855 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

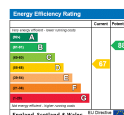
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For full EPC please contact the branch