

TO LET



Aragon Road, Morden, SM4  
£2,500 pcm

MARTIN & CO

## Aragon Road, Morden

Date available: 10<sup>th</sup> October 2023 onwards

Unfurnished

Deposit £2884.00

Merton Council Tax band: D £1,883.82 pa

- Spacious Double Reception
- Extended Luxury Kitchen/Family Room
- Quartz Work Tops & Island
- Bi-fold Doors to Garden
- 2 Double Bedrooms and Single 3rd
- Modern Family Bathroom
- Downstairs Cloakroom (2 W/C's)
- Driveway Parking for 2 Cars
- West facing 78' Rear Garden
- Decking for entertaining
- Garage with rear access
- No Chain
- Close to the Aragon Primary School
- Keys Held

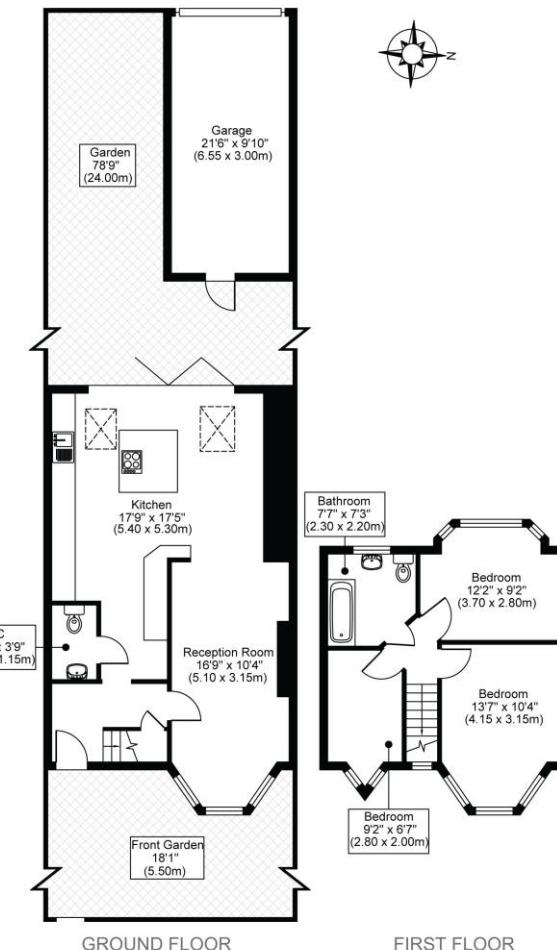
UNFURNISHED. Stunning 3-bedroom 1930s house boasting an EXTENDED LUXURY-FITTED KITCHEN/FAMILY ROOM, with Bi-Folding doors to the decking & a 78 ft + South/West facing garden.

Ideally located close to the popular Aragon Primary School and nearby St Cecilia's & Hatfield Primary Schools. Off-street parking for 2 cars, garage to the rear with access road, larger through lounge, ground floor W/C, 2 spacious double bedrooms, smaller 3rd bedroom, and a modern family bathroom on the first floor.

Currently being refreshed, the house is well-presented and ideal for entertaining.

EPC Band D. Merton Council Tax BAND D = £1,883.82 PA.  
NO CHAIN. KEYS HELD.  
VIEWING HIGHLY RECOMMENDED.

ARAGON ROAD, SM4  
TOTAL APPROX FLOOR PLAN AREA 1237 SQ.FT (115 SQ.M)



GROUND FLOOR

FIRST FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optic  
MEDIA  
opticmedia.co.uk

## Martin & Co Croydon

145 Brighton Road • Croydon • CR2 6EF  
T: 0208 688 8565 • E: croydon@martinco.com

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

0208 688 8565

<http://www.martinco.com/>

**MARTIN & CO**

The Property  
Ombudsman