



**Garendon Road, Morden SM4 6NE**



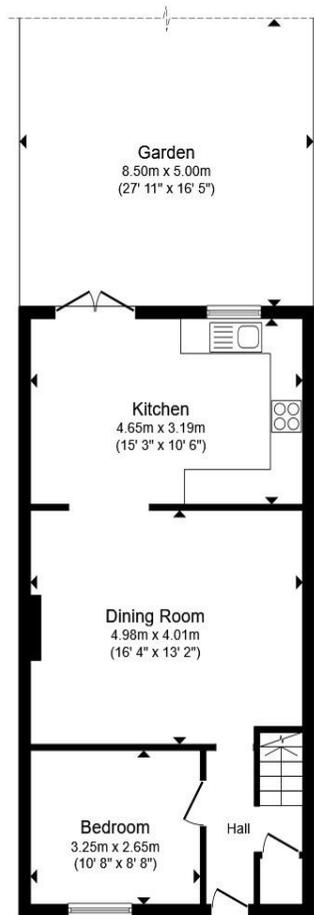
**welcome to**

## **Garendon Road, Morden**

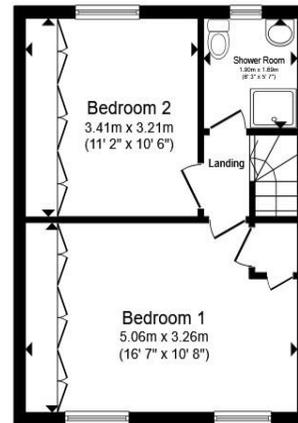
This Exceptional 3 bedroom home on Garendon Road has been fully renovated to the Highest Standard and is Perfect for those seeking luxury living with Modern conveniences. The property Leads with Two car Driveway and bright Hallway. On the Ground floor there is a Separate Double Bedroom. Then Leads to the spacious living room made for relaxing. The Property features an extended Dining room and kitchen, complete with stunning skylight that floods the space with natural light, creating a warm and inviting atmosphere.

Grendon Road is ideally situated within easy reach of a range of local amenities, making it a highly convenient and desirable location in Morden. Residents benefit from excellent transport links, including nearby access to Morden Underground Station (Northern Line) providing direct routes into Central London, as well as local bus services and tram connections from Phipps Bridge Tram Stop. The area offers a variety of shopping facilities, supermarkets, cafés and everyday conveniences, with both Morden town centre and nearby Colliers Wood easily accessible. For outdoor space, the beautiful open green spaces of Morden Hall Park and Ravensbury Park are close by, providing scenic walking routes and recreational space. Well-regarded local schools and community amenities further enhance the appeal for families and commuters alike.





**Ground Floor**



**First Floor**



Total floor area 114.6 m<sup>2</sup> (1,234 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Garendon Road, Morden

- High Specification Throughout.
- Extended Kitchen
- Spacious Two Car Driveway
- Built In Skylight For Bright, Open Living.
- Pergola And Wood Fire Oven Located In Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£550,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MOD103504](https://www.barnardmarcus.co.uk/Property/MOD103504)



Property Ref:  
MOD103504 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8685 9628**



Morden@barnardmarcus.co.uk



107 London Road, MORDEN, Surrey, SM4 5HP



**barnardmarcus.co.uk**