

property details **approval form**

164 Wandle Road, Morden, Surrey, England, SM4 6AB

Date: 25 March 2026

Property Ref and Version: MOD103715 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Barnard Marcus office: 107 London Road, MORDEN, Surrey, SM4 5HP

T 020 8685 9628 **E** Morden@barnardmarcus.co.uk

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>> **price**

£400,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 227 years from 25 Dec 1961.

>> **key features**

- > Two Generously Sized Bedrooms
- > Modern Fully-Fitted Kitchen
- > Private Garden
- > Private Garage
- > Off Street Parking
- > EPC Rating: Awaiting

>> **short description**

Nestled in quiet and sought-after location, this spacious and well presented 2-bedroom ground floor maisonette offers a perfect blend of modern living and outdoor space. Boasting a private garden and a garage, This home is ideal for those seeking a comfortable, low maintenance lifestyle.

>> **long description**

This Maisonette offers the perfect combination of space, comfort and convenience, making it ideal for families, first time buyers or professionals looking for a modern, low maintenance home with outdoor space. The private garden and garage are rare and highly sought after features, adding immense value to the property. Whether you're looking for somewhere to grow, entertain, or simply peaceful outdoor moments, this maisonette offers all the right ingredients for your next home.

>> **directions**

>> **Agent Note**

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>> **property images**



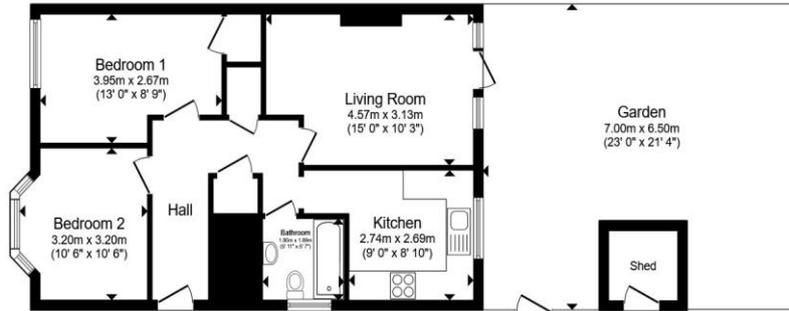
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>> floor plan



Ground Floor

Total floor area 59.4 m² (639 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



>> approval

Signature

Date

	Signature	Date
Danielle Pickles	Danielle Pickles	25/03/2026
Ms A.P. Fridale		

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