

Garth Close Morden, SM4 4NN

£450,000 Freehold



This three bedroom end of terrace family home located in the popular Lower Morden residential area with excellent local schools and transport links to Morden, Raynes Park and Wimbledon. This wonderful home has off street parking and is laid out to provide a modern lifestyle with open plan fitted kitchen/dining/living room with direct access to the private garden. The house can also be extended subject to planning permission and will be sought after with families looking for a home that they can extend in the future.

Garth Close, SM4

Approximate Gross Internal Area = 69.5 sq m / 748 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- End Of Terrace
- Three Bedrooms
- Open Plan Kitchen / Dining / Living Room
- Off Street Parking
- No Onward Chain
- EPC Rating : D
- Sutton Grammar School Nearby



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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