



Holne Chase

Morden, SM4 5QB

**Guide price £500,000**

  
**The local agent**  
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42 Holne Chase, Morden, Surrey, SM4 5QB

**Guide price £500,000**

A well presented terraced house with delightful rear garden and overlooking allotments. The property has three bedrooms, a lovely newly fitted kitchen/diner with integrated appliances, conservatory, separate lounge with bay window and a bathroom with shower and separate WC. The property has a lovely mature rear garden with a garage to the rear. Other benefits include a new roof, double glazing, gas central heating and scope for a loft conversion subject to consent.



## Property Features

Well Presented Terraced House  
Potential For Loft Conversion  
Beautiful Rear Garden  
Garage To Rear  
Close To Transport Links  
Overlooking Allotments  
Modern Kitchen/Diner  
Three Bedrooms  
Separate Lounge  
Conservatory

Council Tax Band: D  
Tenure: Freehold  
EPC Rating:D  
Total approximate floor area: sq ft

## Location

Located on this quiet residential road overlooking allotments and close to Morden Park, bus routes, St Helier train station and 1.1 miles walk form Morden tube station.





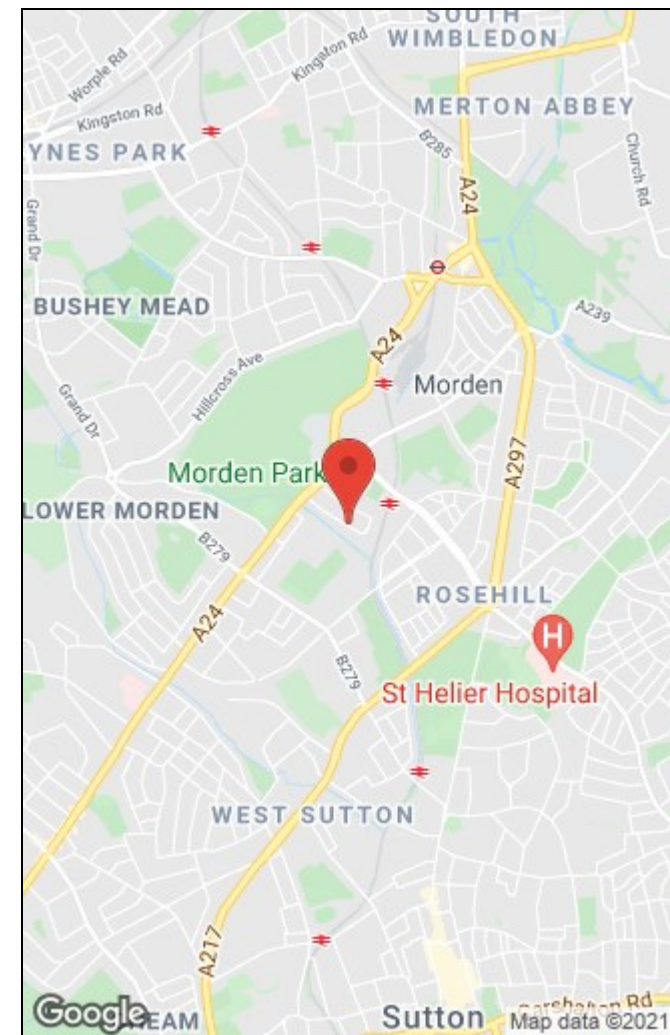
## Holne Close, Morden



Total Area: 101.1 m<sup>2</sup> ... 1088 ft<sup>2</sup>

Disclaimer: This plan is for layout guidance only and NOT TO SCALE  
Windows and door openings are approximate

Whilst care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant on them.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	86		
	59		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

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