

TO LET



Canterbury Road, Morden

**3 Bedrooms, 3 Bathroom, Mid
Terraced House**

£2,400 pcm


MARTIN&CO



Canterbury Road, Morden

Mid Terraced House,
3 bedroom, 3 bathroom

£2,400 pcm

Available: 9th September 2025

Deposit: £2,769

Part Furnished/Unfurnished Option

Council Tax band: C

- 3 DOUBLE BEDROOMS
- 3 EN-SUITES & CLOAKROOM
- STUNNING KITCHEN EXTENSION
- LIVING & DINING ROOM
- INTEGRATED KITCHEN + UTILITY
- LOW MAINTENANCE GARDEN
- OFF STREET PARKING SPACE
- ACCESSIBLE TO MORDEN TUBE
- VIEWING HIGHLY RECOMMENDED

IDEAL FOR A FAMILY OR OLDER
SIBLING LOOKING TO RENT TOGETHER.

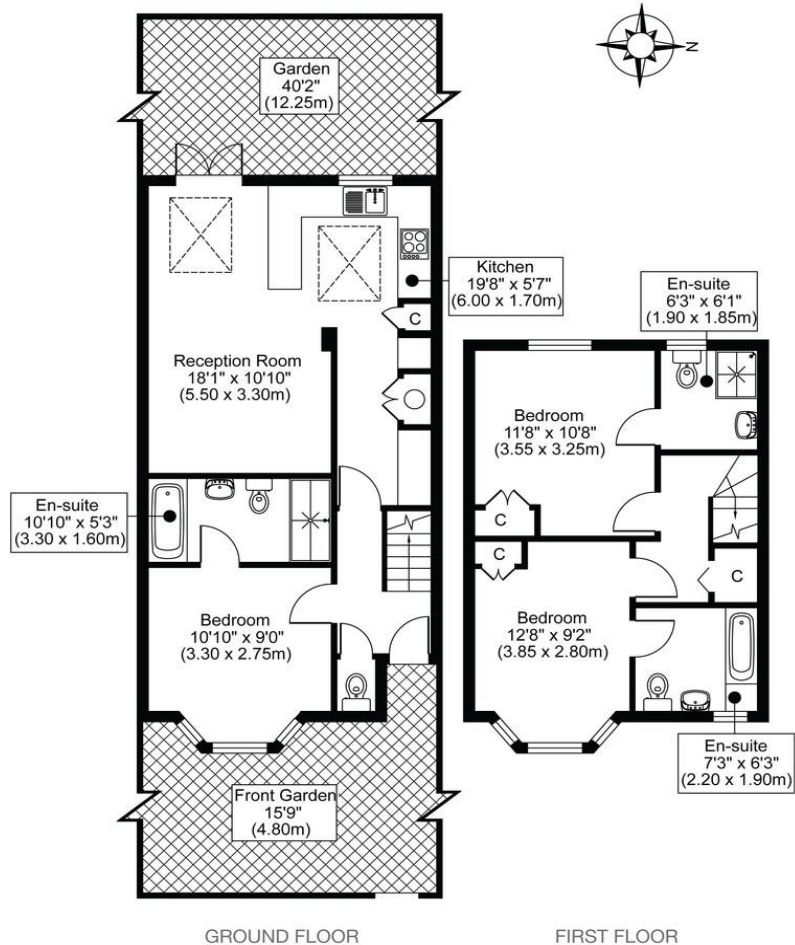
NOT 3+ SHARERS NOT RELATED, DUE
TO NEW HMO RULES IN MERTON.

3 DOUBLE BEDROOMS & 3 EN-SUITE
BATH/SHOWER ROOMS, extensively
refurbished, recently refreshed, with white
walls & modern décor. Close to Morden
town centre and the tube for access to
Central London. Rear extension providing a
good-sized living room/dining room, open
plan stunning kitchen & utility room, with
integrated appliances. Parking on the
driveway, landscaped low maintenance
garden, metal bike/storage shed & a 4th
WC. Part furnished with double bedroom
suites including bedside tables & a double
wardrobe, shared leather sofa, dining table
and chairs. Option for unfurnished if a long
term tenancy. YouTube video from 2022,
still looks similar. EPC band C. Merton
Council Tax Band C = £1,892.02

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	71	86
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	87
Scotland	EU Directive 2002/91/EC	

CANTERBURY ROAD, SM4
TOTAL APPROX FLOOR PLAN AREA 942 SQ.FT (88 SQ.M)



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.

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MARTIN&CO

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.