

**FOR SALE**



Martin & Co



Martin & Co



Martin & Co



Martin & Co

**Dudley Drive, Morden, SM4**  
**Asking Price of £530,000 FH**

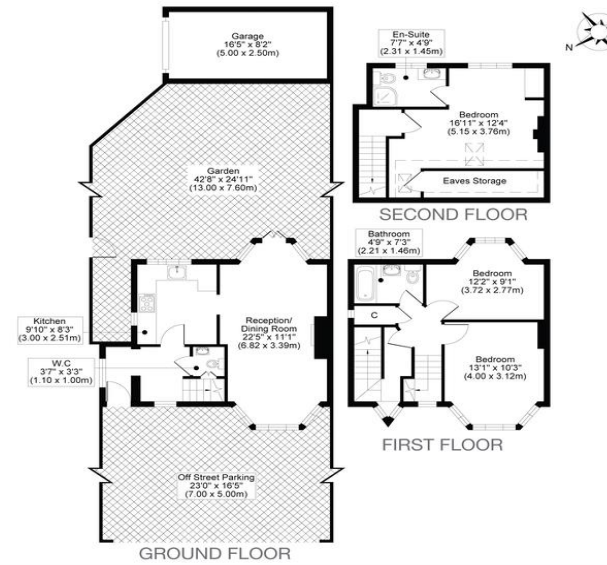
**MARTIN&CO**



- 3 BEDROOM END OF TERRACE FAMILY HOUSE
- 2 BATHROOMS, 1 EN-SUITE, 3 WC's
- DOUBLE RECEPTION ROOM & SEPARATE KITCHEN
- LOFT CONVERSION WITH EN-SUITE SHOWER ROOM
- PARKING ON DRIVEWAY FOR 2 CARS
- GARAGE TO REAR
- POTENTIAL TO EXTEND TO REAR STPP
- NO CHAIN. COSMETIC WORKS REQUIRED

A 3 double bedroom End of Terrace house, with a loft conversion and garage to the rear, plus previous planning agreed for a rear kitchen extension in 2007. Parking for 2 cars, double reception room, kitchen, ground floor WC, 2 double bedrooms & bathroom on the first floor, master bedroom and en-suite on the top floor. Large rear garden, access to the garage via a shared access road, behind the shops on Tudor Drive. Close to the Hatfeild Primary & Aragon primary School, plus the local Asda store and shops locally. For transport links there are bus routes to Morden Tube station & Sutton Common Road Station. Ideal family home/investment/buy to let property. EPC Band D. Merton Council Tax Band D = £1,993.38 PA .

DUDLEY DRIVE, SM4  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HIGHT & EAVES STORAGE & GARAGE 1190 SQ.FT (111 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HIGHT & EAVES STORAGE & GARAGE 985 SQ.FT (92 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.



## Martin & Co Sutton

32 Stonecot Hill • Sutton • SM3 9HE  
 T: 0208 3379647 • E: SUTTON@MARTINCO.COM

<http://www.martinco.com/>

**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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

