

TO LET



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Dudley Drive, Morden, SM4
£2,300 pcm


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Date available: 6th May 2024

Deposit: £2,653

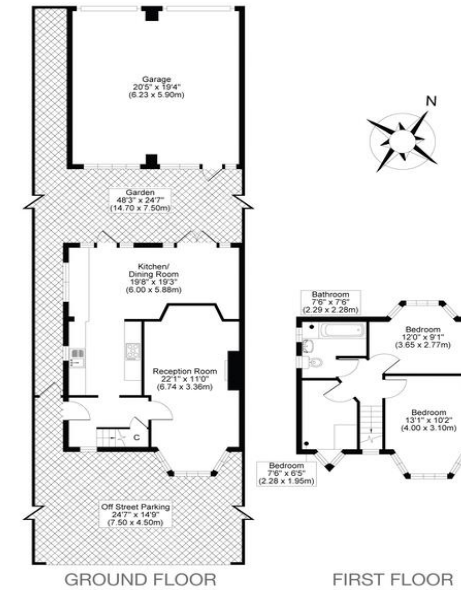
Unfurnished

Council Tax band: E

- END OF TERRACE 3 BEDROOM
- LIVING/DINING ROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- 48FT WEST FACING GARDEN & DECKED AREA
- PARKING FOR 2 CARS + DOUBLE GARAGE
- 2 DOUBLE BEDROOMS, 1 SINGLE
- MODERN WHITE SUITE BATHROOM
- WELLPRESENTED
- SUIT SMALL FAMILY FOR LONG TERM RENTAL

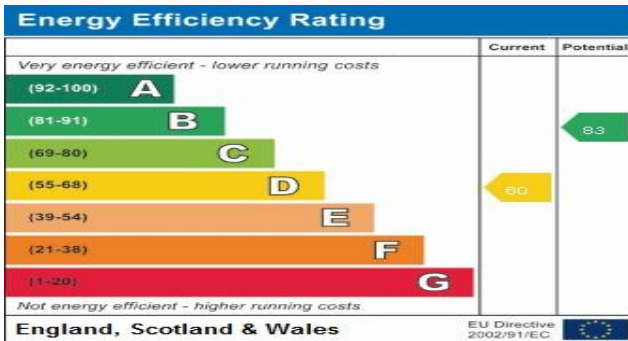
A well presented 3 bedroom End of Terrace family house, with a rear double garage, parking for 2 cars on the driveway, extended modern fitted kitchen/breakfast room and a sunny South/West Facing 48ft rear garden & decked dining area. Ideal for a family as this property is in a popular residential area, with a good selection of shops & excellent local schools nearby, including the Aragon Primary School, as well as King George's recreation ground. Local bus routes provide access to Morden Tube station, Wimbledon Mainline, District line/Tram link, as well as local supermarkets, shopping & restaurant amenities in North Cheam, Worcester Park & Raynes Park. Suit long term family, subject to satisfactory references. Viewing is highly recommended. Keys held. EPC Band D. Merton Council Tax Band E = £2,436.36 PA. SORRY NO PETS OR SMOKERS.

DUDLEY DRIVE, SM4
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1318 SQ.FT (122 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 922 SQ.FT (86 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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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.

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The Property
Ombudsman