

FOR SALE



Martin & Co

Cardinal Avenue, Morden, SM4
Asking Price of £560,000 FH

MARTIN&CO

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- NO CHAIN
- COMPLETE BEFORE THE STAMP DUTY DEADLINE tbc
- 3 BEDROOMS
- 3 RECEPTION ROOMS
- MODERN KITCHEN & UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- OFF STREET PARKING FOR 2 CARS
- FREE STREET PARKING
- LOCAL PARKS NEARBY
- CLOSE TO HATFEILD & ARAGON PRIMARY SCHOOLS
- HUGE LOFT POTENTIAL TO CONVERT STPP
- FURTHER REAR EXTENSION POTENTIAL STPP
- LARGE REAR GARDEN
- GARAGE WITH REAR ACCESS
- MODERN FAMILY BATHROOM
- WELL PRESENTED WITH SCOPE TO IMPROVE
- EPC BAND D
- MERTON COUNCIL TAX BAND D
- VIEWING HIGHLY RECOMMENDED
- SOLE AGENTS
- KEYS HELD



NO CHAIN.

A spacious 3 bedroom family house in the Lower Morden Area, previously extended to the rear, with 3 reception rooms, large rear garden, garage & off street parking.

Situated in a quieter tree lined street, close to the popular Hatfield & Aragon primary schools, with bus routes to Morden Tube station, Sutton Common & Raynes Park mainline stations.

The house is well maintained, with good decoration and modern flooring on the ground floor, part new triple glazed windows, GCH, separate modern kitchen, utility room & a cloakroom.

On the first floor there are 3 bedrooms and a modern family bathroom with some redecoration required in the bedrooms.

Huge potential to extend into the loft or rear (STPP), so ready for a new family to move into immediately.

VIEWING HIGHLY RECOMMENDED.

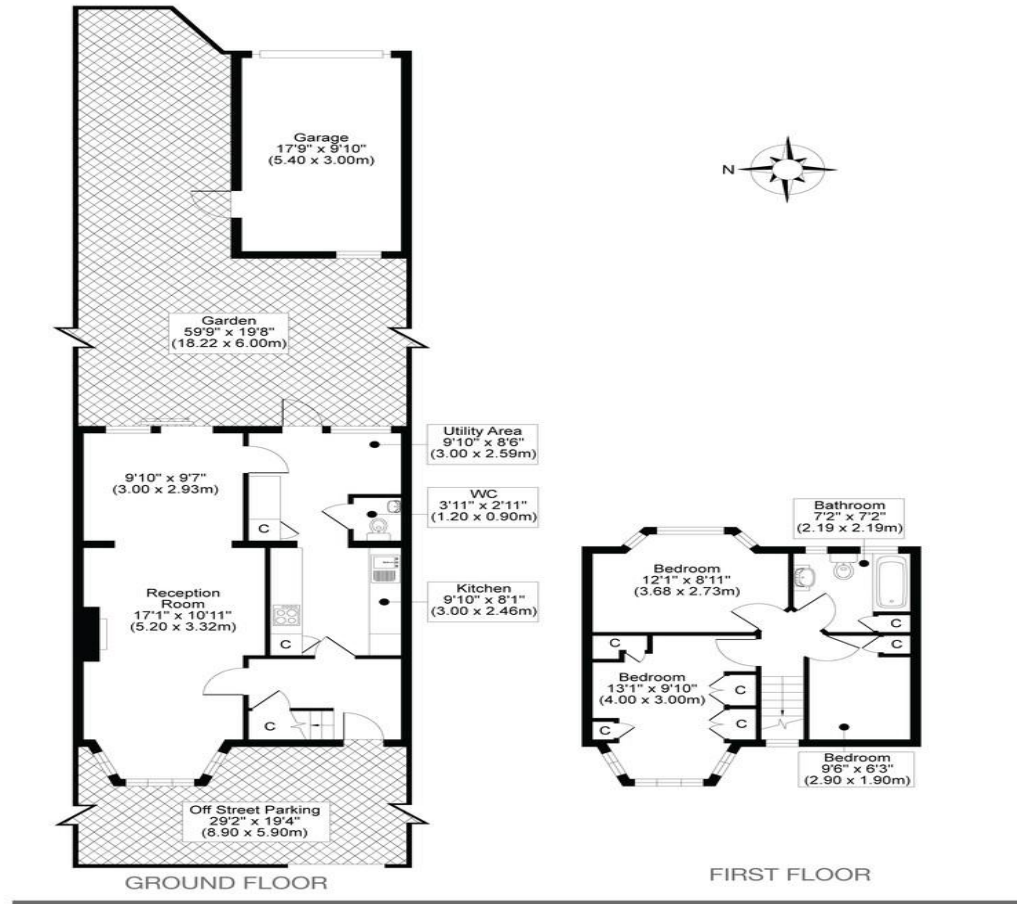
Sole Agent.

Merton Council Tax Band D = £1,993.38 PA.

EPC Band D



CARDINAL AVENUE, SM4
 TOTAL APPROX FLOOR PLAN AREA 941 SQ.FT (87 SQ.M)
 (EXCLUDING GARAGE)



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

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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by 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 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 and availability of your funds in order that our client may make an informed decision

