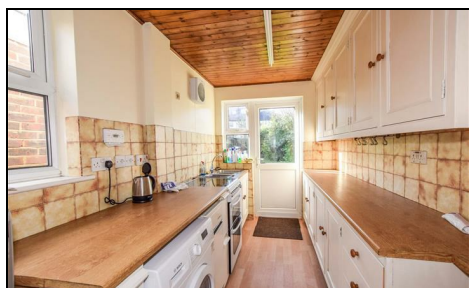


## Lower Morden Lane Morden, SM4 4SE

**£2,100 PCM**



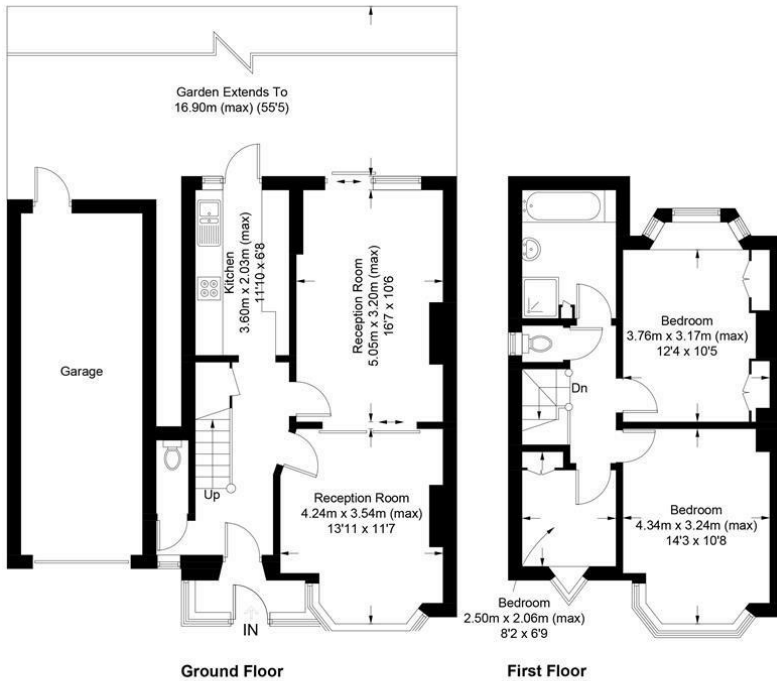
Spacious three bedroom SEMI DETACHED HOUSE WITH OFF STREET PARKING, located on a popular road in the Lower Morden area. Located close to excellent schools and transport links to Raynes Park and Morden town centre. The property consists of a double reception room with patio doors to a good size garden, separate kitchen with appliances, ground floor WC, two double bedrooms, one single and a large bathroom with shower cubicle and bath. EPC band E. Council tax band F.

Please note the garage is not included.



## Lower Morden Lane, SM4

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft  
(Excluding Garage)

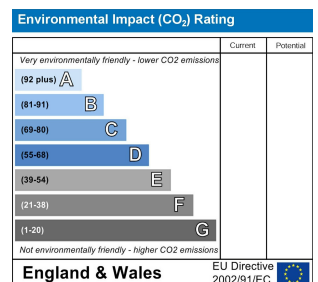
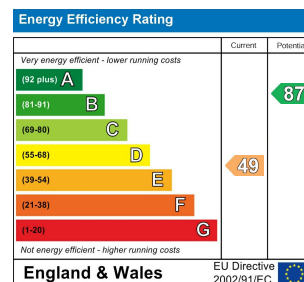


This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Semi-detached house
- Ground floor toilet
- Off street parking
- Good size garden
- Newly painted & new carpets

### Fees payable:

- First months rent in advance
- Five weeks security deposit (£2423.07)
- No agency fees
- Council tax band F



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

