

Churston Drive Morden, SM4 4JE

£2,750 PCM



Currently occupied by the owner is this **STUNNING THREE BEDROOM HOUSE** with a **GROUND FLOOR EXTENSION**, **OFF STREET PARKING** and **GARAGE**. The property is in beautiful condition throughout and features an open plan kitchen/reception room, two double bedrooms with fitted wardrobes, one single and a four piece bathroom with separate shower. Large easy to maintain garden with garage to the rear.
EPC band C. Council tax band D.

CHURSTON DRIVE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 982 SQ FT - 91.23 SQ M
 (EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 245 SQ FT - 22.77 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Beautiful condition throughout
- Ground floor extension
- Off street parking
- Large easy to maintain garden
- Garage
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one months rent
- EPC band C
- Council tax band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		