



**Guide Price**  
**£620,000**

**Freehold**

3x  1x  1x 

**Lower Morden Lane,  
Morden, Surrey, SM4**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards

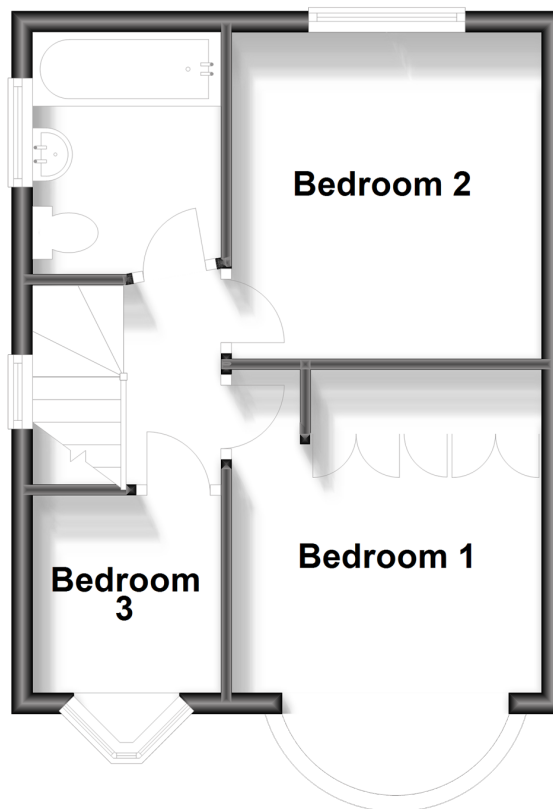
## Ground Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



## First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Living/Dining Room: 15'10 x 13'3 (4.83m x 4.04m)

Kitchen: 16'1 x 6'9 (4.91m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 1: 10'0 x 9'7 (3.05m x 2.92m)

Bedroom 2: 10'0 x 9'6 (3.05m x 2.90m)

Bedroom 3: 6'5 x 6'0 (1.96m x 1.83m)

Bathroom: 7'5 x 5'11 (2.26m x 1.80m)

### OUTSIDE

Driveway

Front Garden

Rear Garden

### WORKSHOP/OUTBUILDING

Studio Room: 20'10 x 15'8 (6.35m x 4.78m)

Bathroom: 8'8 x 4'7 (2.64m x 1.40m)





## Main features

- Separate outbuilding at the rear of the property with kitchen area and bathroom
- Walking distance to Morden South station and a short bus ride to Morden tube station
- Presented in good condition throughout
- Potential to extend (subject to planning consent)
- No onward chain



### Nearest Schools

Primary Schools: Hatfield Primary 0.2 miles, Aragon Primary 0.4 miles, Morden Primary 0.4 miles

Secondary Schools: Glenthorne High School 0.7 miles, St Ann's School 0.9 miles, Bishopsford Community School



### Transport Information

Train Stations: St Helier 0.6 miles, Morden South 0.6 miles, South Merton 1.0 miles



### Address

Lower Morden Lane, Morden, Surrey, SM4



### Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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