



Price
£425,000

Freehold

2x  1x  1x 

**St. Helier Avenue,
Morden, Surrey, SM4**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Boasts 2 large double bedrooms
- Large well maintained rear garden
- Separate lounge as well as additional office/study
- Ideal for commuters with easy access into London
- Close to St Helier hospital and both Glenthorne and Greenshaw High Schools

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'8 x 10'6 (4.17m x 3.20m)

Study Area: 10'9 x 9'4 (3.28m x 2.85m)

Kitchen: 11'4 x 5'8 (3.46m x 1.73m)

FIRST FLOOR

Landing

Bedroom 1: 15'0 x 11'5 (4.58m x 3.48m)

Bedroom 2: 11'9 x 11'3 (3.58m x 3.43m)

Bathroom: 6'6 x 5'7 (1.98m x 1.70m)

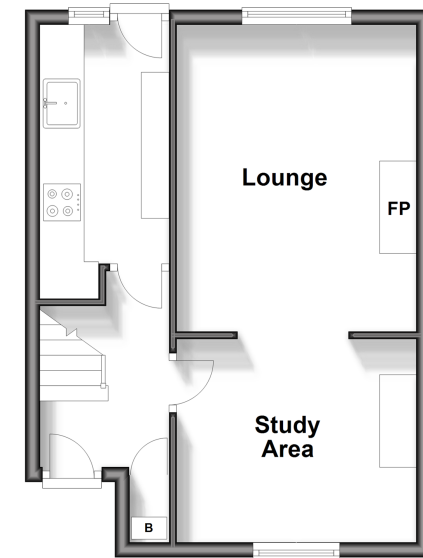
OUTSIDE

Front Garden

Rear Garden

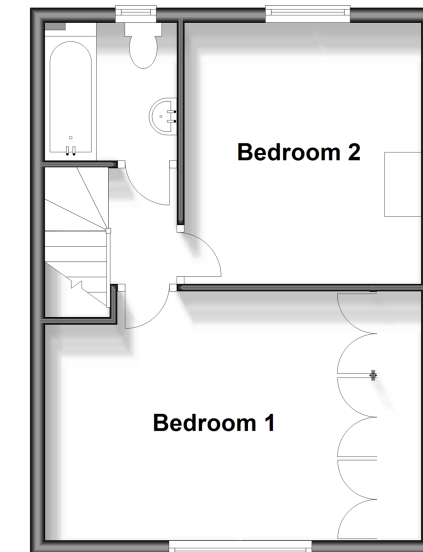
Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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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