



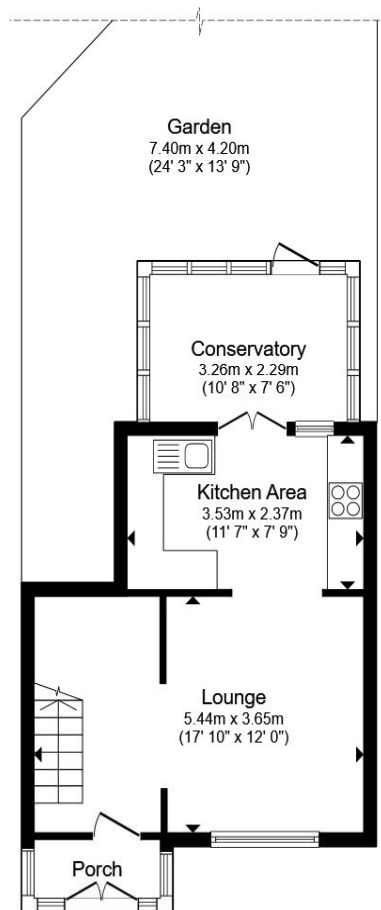
Lessness Road, Morden SM4 6HP

welcome to

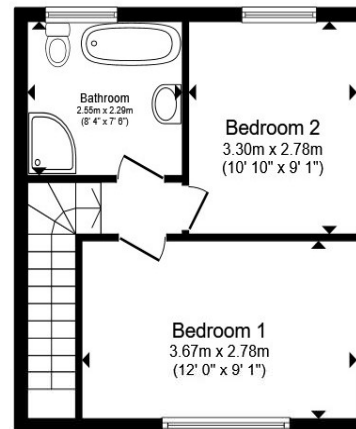
Lessness Road, Morden

Spacious 2 Bedroom Mid-Terrace Home with Driveway, Conservatory and Rear Garden. Situated in a convenient residential location, this well maintained 2 bedroom mid-terrace property offers generous living accommodation throughout and would make an ideal first-time purchase or investment.





Ground Floor



First Floor



The property benefits from a useful entrance porch leading into an exceptionally spacious lounge, providing ample room for both relaxing and entertaining. To the rear, there is a separate fitted kitchen which flows into a bright and airy conservatory, creating additional living space with views over the garden.

On the first floor, the property offers two good-sized double bedrooms and a well-proportioned family bathroom.

Externally, the front of the property features a private driveway providing off-street parking, while the enclosed rear garden offers a pleasant outdoor space ideal for family enjoyment, entertaining guests, or al fresco dining.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 70.9 m² (763 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Lessness Road, Morden

- Two Double Bedroom
- No Chain!
- Private Off Street Parking
- Exceptionally Spacious Lounge
- Ideal for First Time Buyers Or Investors

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103835



Property Ref:
MOD103835 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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