

C.JAMES & Co.

SALES AND LETTINGS AGENTS

0208 542 3232



ARAGON ROAD, MORDEN, SM4

- 3 BEDROOMS
- SOUTH FACING GARDEN
- GREAT LOCAL SCHOOLS
- BEAUTIFULLY PRESENTED
- OFF STREET PARKING
- OPEN PLAN KITCHEN

£2,700 PCM

ARAGON ROAD, MORDEN, SM4



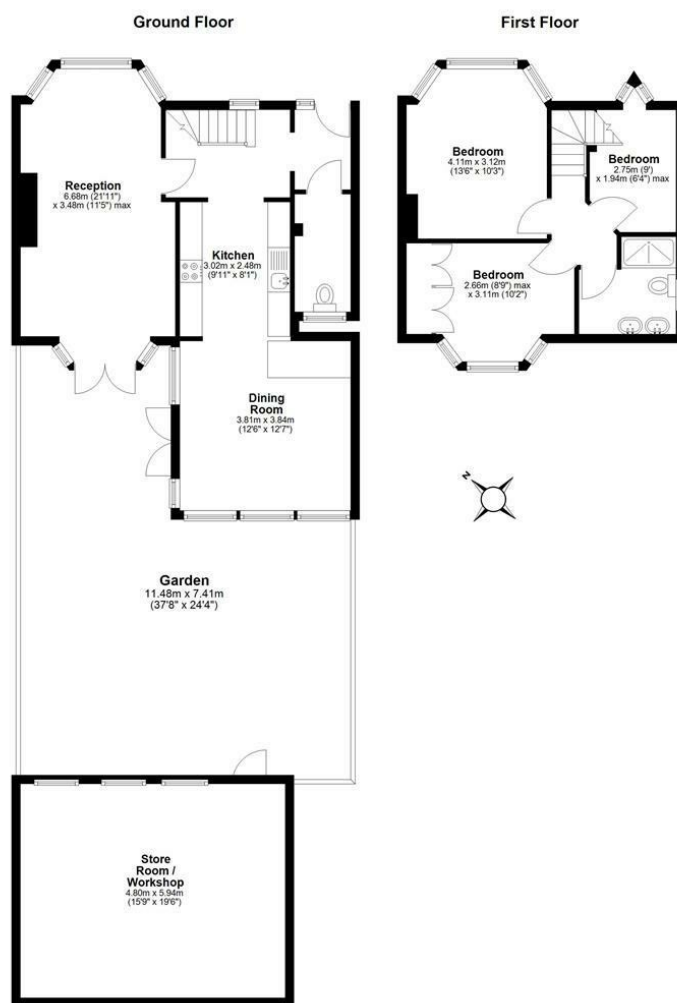
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 89.1 sq. metres (958.7 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Nestled on the desirable Aragon Road in Morden, this splendid three-bedroom property is a true gem, presented in immaculate condition. The home boasts a modern kitchen diner, a spacious living room, a downstairs w.c. Upstairs you have three bedrooms and a luxury shower room.

One of the standout features of this property is its south-facing garden with large shed/store room. This garden is perfect for enjoying sunny afternoons or hosting summer barbecues. For added convenience, the property includes off-street parking for two cars,

Available 10th August. Offered Unfurnished.

Located in a quiet residential street within easy reach of Morden Station and Town centre. Surrounded by Good local Schools including Aragon Primary School.

EPC Rating - D

Council Tax - Merton Council Tax Band D

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LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating