



Churston Drive, Morden  
**Asking Price: £700,000**

*Freehold*





## Churston Drive, Morden Asking Price: £700,000

Location, location, location.....This larger than average, three/four bedroom extended semi-detached family home is located within the highly desirable 'Hillcross area' of Morden and has undergone an impressive and carefully considered refurbishment program integrating not only a thoughtful re-modelling of the layout which now provides a great deal of flexible usage of the rooms but the introduction of exceptional workmanship, style and design ideas incorporating the very best high end quality products which as a result, now provides beautifully presented, bright, airy and spacious accommodation throughout. Occupying this enviable corner plot position set back from the road courtesy of the substantial grass verge to the front which provides a considerably more rural feel to this already popular residential road, boasting not only an existing substantial extension but a great deal of further extension potential subject to the relevant permissions, this delightful home offers convenient access to Morden town centre with its vast array of amenities and wealth of transport links including Morden Underground and South Merton train stations. The rarely found blend of convenience with peace and tranquillity is offered in abundance with this somewhat unique property, benefitting from the vast recreational spaces of Morden Park and Cannon Hill Common as well as the National Trust's Morden Hall Park which are all



relatively nearby. This beautifully presented home really must be viewed to be fully appreciated. Whether it is the highly desired open plan living, the potential to further extend the existing property or the current on trend topic of having the opportunity of having a suitable space to work from home that is required, this property truly does tick all of the boxes and really must be viewed to be fully appreciated.

### **Front Garden**

Which is beautifully landscaped with a selection of shrubs and hardy perennials to provide a colourful all year around display, hard landscaped off street parking, outside tap and gated pathway leading to storm porch covered opaque double glazed door opening to

### **Entrance Hallway**

With two opaque double glazed windows to the front elevation, radiator, stairs to first floor, under stairs storage cupboard, power points, dado rail, ceiling coving, solid oak wood flooring and doors opening to

### **Kitchen**

With range of fixed wall and base units, work surfaces, stainless steel one and a half sink drainer unit, with accompanying mixer tap, part tiled walls, fitted dual range cooker, fitted extractor hood, fitted American style fridge freezer, integrated Bosch dishwasher, power points, breakfast bar, double glazed window to front elevation looking out to landscaped front garden and grass verge beyond, double radiator, inset spotlights, ceiling coving and slate tile effect laminate wood flooring.

### **Dining Room**

With double glazed French doors to rear elevation opening to private rear garden, double radiator, power points, ceiling coving, slate tile effect laminate wood flooring and door opening to

### **Dual Aspect Lounge**

With double glazed window to front elevation, looking out to landscaped front garden and grass verge beyond, two radiators, wall lights, power points, double glazed French doors to the rear elevation opening to the private rear garden, ceiling coving and solid oak wood flooring.





**Utility Room / Cloakroom**

With range of wall and base level units, work surfaces, space for fridge freezer, space for washing machine, space for tumble dryer, power points, wall mounted Potterton boiler, low level wc, wash hand basin with accompanying mixer tap, part tiled walls, ceiling coving, opaque double glazed window to rear elevation, opaque double glazed door to rear elevation opening to private rear garden and slate tile effect laminate wood flooring.

**Landing**

With loft access, dado rail, ceiling coving and doors opening to



**Bedroom One**

With double glazed bay window to the front elevation overlooking the landscaped front garden and grass verge beyond, double radiator, range of fitted wardrobes, power points, inset spot lights and ceiling coving.



**Bedroom Two**

With double glazed window to rear elevation overlooking private rear garden, radiator, power points, inset spot lights, ceiling coving and laminate wood flooring.



### **Bedroom Three**

With double glazed bay windows to the front elevation overlooking the landscaped front garden and grass verge beyond, radiator, power points, picture rail, ceiling coving and laminate wood flooring.



### **Bathroom**

Suite comprising panel enclosed bath with accompanying mixer tap and shower attachment, fully tiled walk in shower cubicle with mira E shower, wash hand basin set atop a fitted vanity unit with accompanying mixer tap, low level WC, fully tiled walls, opaque double glazed window to the rear elevation, heated towel rail, inset spot lights, ceiling coving and ceramic tiled floor.





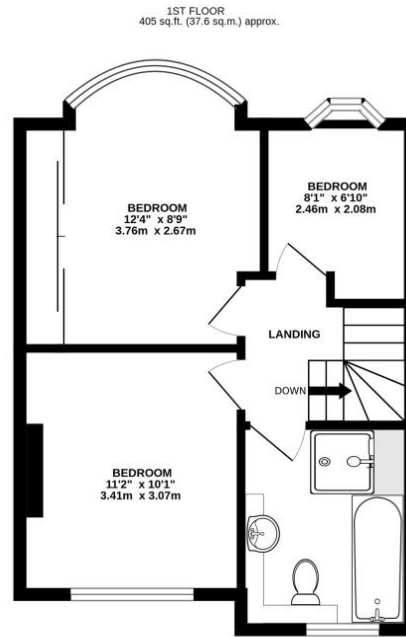
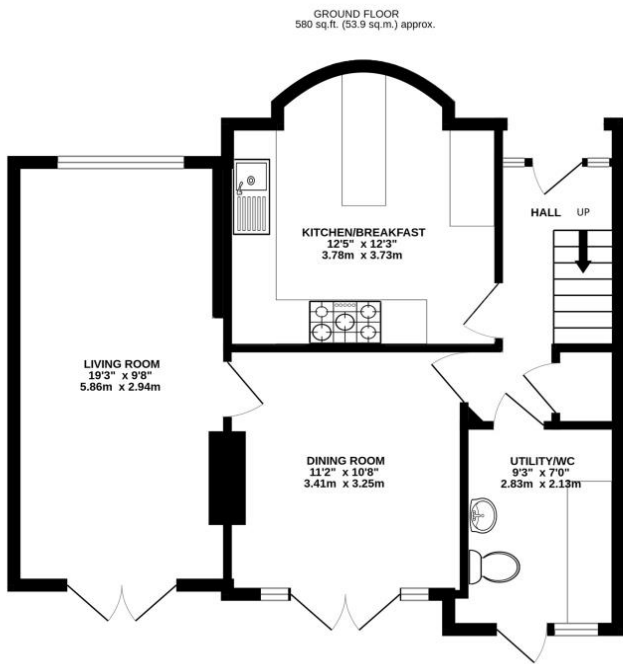
### **Rear Garden**

Landscaped using an array of hard landscaping materials which not only compliments each other but provides a great contemporary appearance with two patio areas which are deliberately positioned to provide an opportunity of seeking the warmth of the sun at each end of the day given its sought after easterly aspect. With raised flower and shrub borders hosting a selection of mature specimen planting, outside tap, outside light, a detached 10 x 8 garden shed with power and light, wooden fence surround and gated rear access.



- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

### **Your View...**

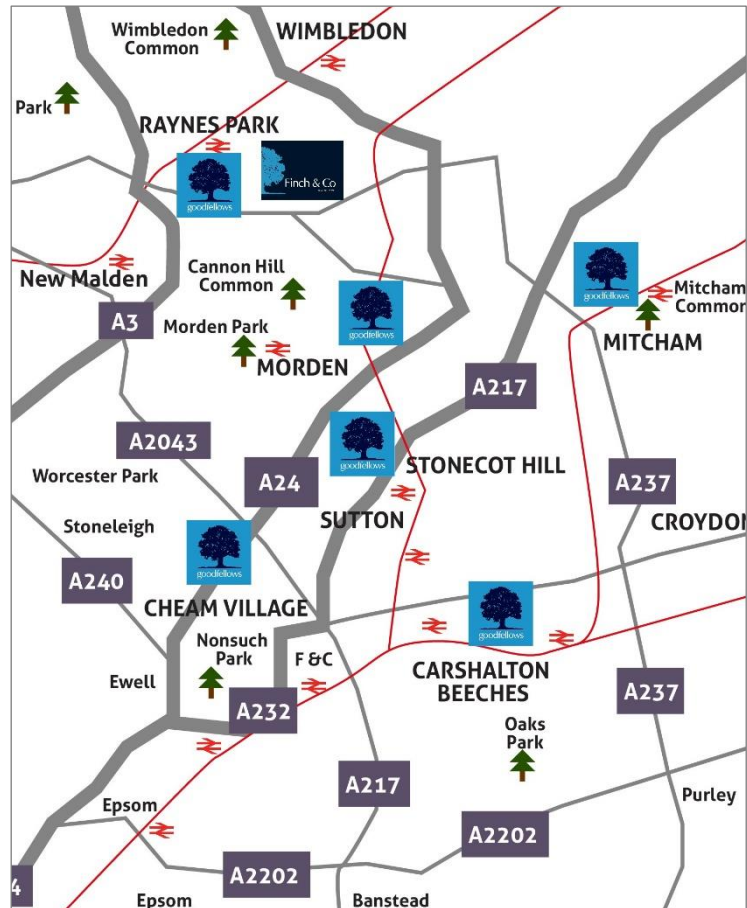


**TOTAL APPROXIMATE FLOOR AREA 985 SQ.FT. (91.5 SQ.M.)**

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

# Goodfellows Branch Network



## Local Authority

London Borough Of Merton, London Borough of Merton - Council Tax

## Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

## Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

## All Measurements

All Measurements are Approximate

## Goodfellows - Morden

99-103 London Road, Morden, SM4 5HP

T: 020 8640 3330

morden@goodfellows.co.uk

www.goodfellows.co.uk



For full EPC please contact the branch