



3 Wandle Road, Morden, Surrey SM4 6AJ

Offers in excess of: £550,000

Freehold





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Location, location, location.....This larger than average and rarely available three bedroom end of terrace family home is located within the highly desirable 'Ravensbury area' of Morden situated within close proximity of the vast recreational spaces of the National Trust's Morden Hall Park, Ravensbury Park and Poulter Park as well as numerous transport links including the ever popular Morden underground station, nearby tram stop and various bus routes, in addition there are a wealth of amenities to be found within nearby Morden town centre. This wonderful property offers the rarely available combination of convenience with peace and tranquillity in abundance and really must be viewed to be fully appreciated. Having been lovingly cared for and considerably enhanced by the current vendors during their long and cherished ownership, this beautifully presented, bright and airy accommodation comprises of a through lounge, kitchen, cloakroom and a conservatory to the ground floor and the first floor provides three bedrooms and a shower room. Externally there are private front and rear gardens, the front of which is hard landscaped providing off street parking for two cars and the rear is both southerly in aspect and low maintenance. In addition there is a garage which is located en bloc to the rear of the property and is accessed via the drive to the side. An internal viewing is highly recommended to avoid the certain disappointment of missing out on the opportunity of being the new owners of this stunning home.



Front Garden

Hard landscaped providing off street parking for two cars, brick walled boundaries and a path leading to the UPVC double glazed front door opening to:

Entrance Porch

With a variety of double glazed windows set in opposing elevations, wall light, wood effect vinyl floor covering and an opaque double glazed door opening to:

Hallway

With two opaque windows to the front elevation, radiator, stairs up to the first floor, under stairs storage cupboard, power points, wall mounted central heating thermostat, picture rail, solid wood flooring with contrasting ornate inlay border and doors opening to:

Through Lounge

With a double glazed bay window to the front elevation, two radiators (one to each end), two feature fireplaces (one to each end), power points, wall lights, double glazed patio doors to the rear elevation opening to the conservatory and ceiling coving.

Kitchen

With a range of fitted wall and base level units, work surfaces, stainless steel single drainer sink unit with an accompanying mixer tap, part tiled walls, fitted electric oven, fitted gas hob, fitted extractor hood, space for washing machine, wall mounted Vaillant boiler housed in matching unit, power points, two double glazed windows to the rear elevation looking in to the conservatory and the private rear garden beyond, laminate wood flooring and a double glazed door opening to:





Conservatory

With numerous double glazed windows to the rear elevation looking out to the private rear garden, bespoke fitted blinds to the polycarbonate roof, power points, laminate wood flooring, a double glazed door to the rear elevation opening to the private rear garden and a door opening to:

Cloakroom

With a low level WC, wash hand basin with an accompanying mixer tap set in a vanity unit, window to the rear elevation and wood effect vinyl floor coving.

First Floor Landing

With a double glazed window to the side elevation, loft access, fitted storage cupboard, picture rail and doors opening to:

Bedroom One

With a double glazed window to the front elevation, radiator, range of fitted wardrobes built in to each alcove and power points.

Bedroom Two

With a double glazed window to the rear elevation overlooking the private rear garden, range of fitted wardrobes and power points.





Bedroom Three

With a double glazed window to the front elevation, radiator and power points.

Shower Room

With a suite comprising a fully tiled walk in shower cubicle, low level WC, wash hand basin set in vanity unit with an accompanying mixer tap, fully tiled walls, opaque double glazed window to the rear elevation, radiator and ceramic tiled floor.



Outside

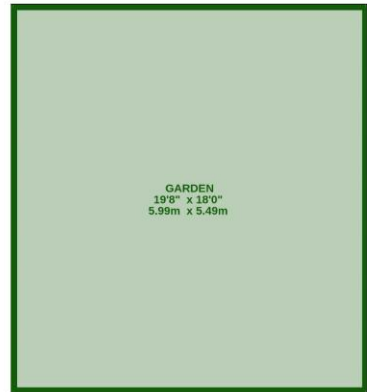
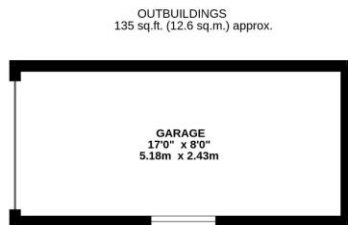
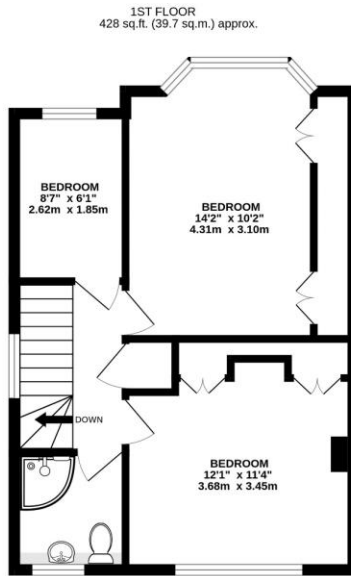
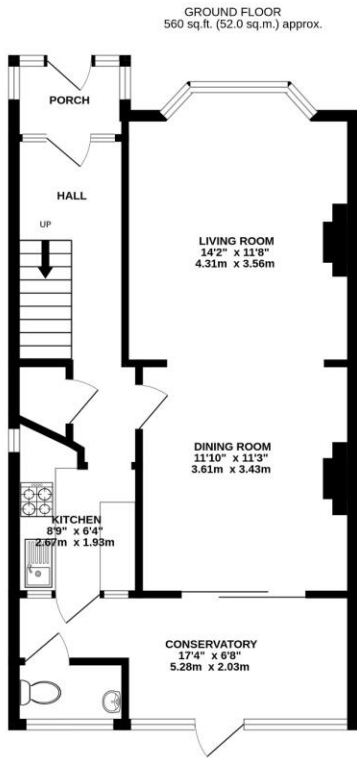
Rear Garden

With a hard landscaped patio area, faux lawn with an array of mature shrubs cloaking the fenced boundaries, outside tap, outside lights, external power points, and gated rear access which opens to the garage en bloc which is accessed via the drive to the side.



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- **CONVEYANCING**

Your View...

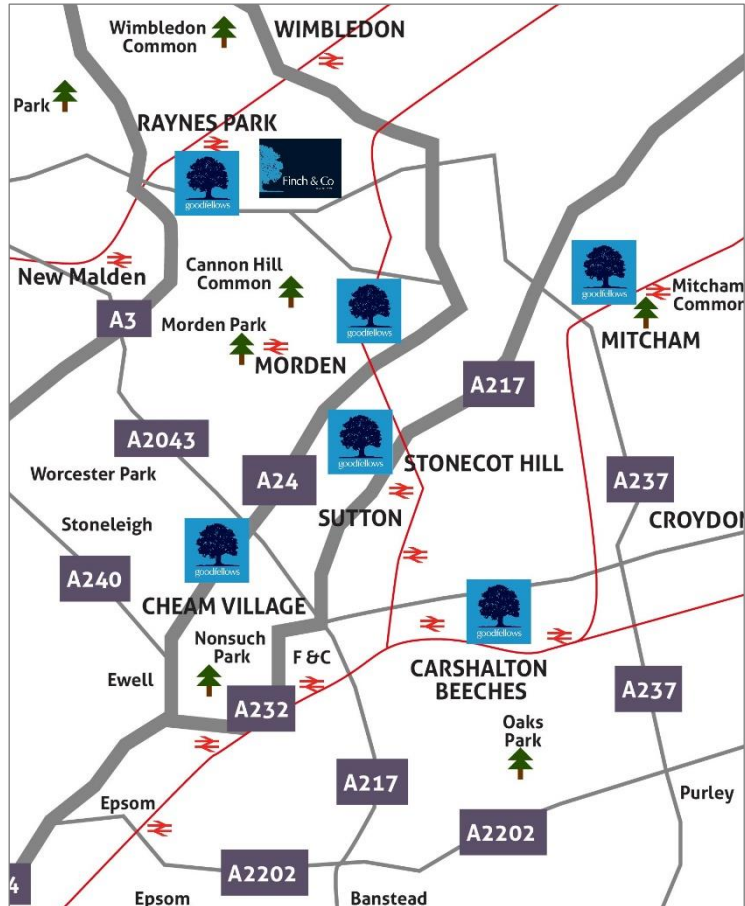


TOTAL APPROXIMATE FLOOR AREA 1123 SQ.FT. (104.3 SQ.M.)

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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

Referral Fees

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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

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For full EPC please contact the branch