



London Road, Morden, SM4 5PU  
**Offers in excess of: £575,000**

*Freehold*





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## **Offers in excess of: £575,000**

LOCATION, LOCATION, LOCATION.....This larger than average three bedroom end of terrace family home is located within extremely close proximity of Morden town centre with its variety of local shops and amenities, as well as the ever popular Morden Underground and Morden South train stations providing commuters with convenient and speedy access in to Central London. The vast recreational expanse of Morden Park and the National Trust's Morden Hall Park are also close by offering a unique blend of convenience with peace and tranquillity. This lovely property boasts bright, airy and spacious accommodation comprises a lounge, dining room and kitchen to the ground floor and three bedrooms, a bathroom and a separate WC to the first floor. Externally the property boasts private front and rear gardens, the rear of which is both substantial in size as well as being somewhat secluded providing a lovely relaxing retreat. In addition there is a detached garage to the rear accessed via a rear access road. Council Tax Band E and EPC Rating E.



### **Front Garden**

Hard landscaped with flower and shrub borders, brick walled boundaries and gated path leading to gated side access which further leads to the private rear garden and path leading to double glazed door opening to:

### **Entrance Porch**

With numerous windows set in opposing elevations and door opening to:

### **Hallway**

With opaque window to front elevation, double radiator, stairs to first floor, understairs storage cupboard, wall mounted central heating thermostat, power points, picture rail, laminate wood flooring and doors opening to:

### **Lounge**

With double glazed bay window to front elevation, double radiator, feature fire surround, power points, picture rail, ceiling rose and ceiling cornice.

### **Dining Room**

With double glazed patio doors to rear elevation opening to private rear garden, double radiator, feature fire surround, power points, wall lights, picture rail and ceiling cornice.





### **Kitchen**

With range of fitted wall and base level units, worksurfaces, stainless steel single drainer sink unit with accompanying mixer tap, space for cooker, fitted extractor hood, space for fridge freezer, space for washing machine, power points, double glazed window to rear elevation looking out to private rear garden, double glazed door to rear elevation opening to private rear garden and tile effect vinyl floor covering.

### **First Floor Landing**

With double glazed window to side elevation, loft access, storage cupboard, picture rail, power point and doors opening to:

### **Bedroom 1**

With double glazed bay window to front elevation, double radiator, range of fitted wardrobes, power points, picture rail, ceiling rose and ceiling cornice.

### **Bedroom 2**

With double glazed window to rear elevation overlooking private rear garden, radiator, power points and ceiling cornice.





### **Bedroom 3**

With double glazed window to front elevation, radiator, power points and picture rail.

### **Bathroom**

With suite comprising panel enclosed bath with accompanying mixer tap and shower over, pedestal wash hand basin, fully tiled walls, opaque double glazed window to rear elevation, radiator and wood effect vinyl floor covering.



### **Separate WC**

With low level WC, fully tiled walls, opaque double glazed window to rear elevation and wood effect vinyl floor covering.

### **Outside**

#### **Rear Garden**

With hard landscaped patio area, lawn, flower and shrub borders, outside tap, outside light, detached brick built garage to the rear with power and light accessed via rear access road, gated side access and wooden fence surround.





**Your View...**

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



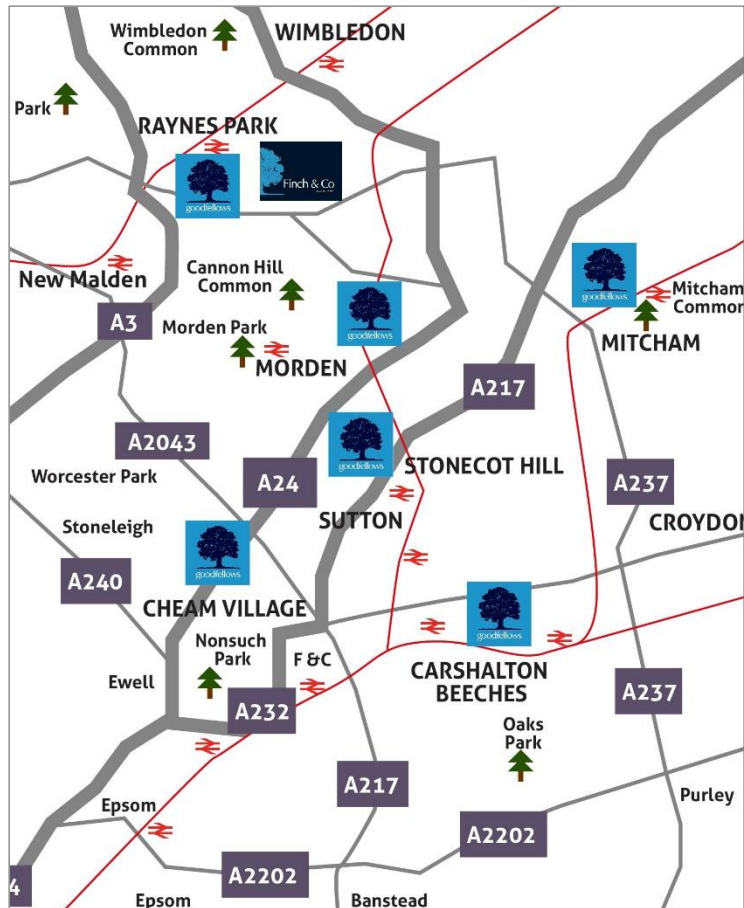
**TOTAL APPROXIMATE FLOOR AREA 1243 SQ.FT. (115.5 SQ.M.)**

INTERNAL FLOOR AREA: 1060 SQ.FT (98.5 SQ.M) OUTBUILDINGS/GARAGE: 183 SQ.FT (17 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**  
Merton

## 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

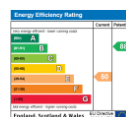
This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

## All Measurements

All Measurements are Approximate

## Goodfellows - Morden

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For full EPC please contact the branch