



55 Cherrywood Lane, Morden, Surrey, SM4 4HU

Offers In Excess Of: £675,000

Freehold

EPC Rating: D

Council Tax Band: D





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Location, location, location and the highly sought after larger than average 'Blay house' combined in one property purchase.....This rarely available three double bedroom 'Blay' built family home is the middle house of only three properties within this extremely popular residential road on the very cusp of London SW20. Located within close proximity to both South Merton train station as well as the vast recreational open expanse of Cannon Hill Common, Morden Park and Cherry Wood, this beautifully presented home really does provide the optimum blend of convenience with peace and tranquillity in abundance. In addition, further transport links are available in nearby Morden town centre boasting the Northern Line underground station as well as further train stations in both Wimbledon and Raynes Park together with an array of bus routes, shops, café's and amenities such as the David Lloyd club.

Synonymous with the ever popular 'Blay' built houses, the larger than average spacious accommodation still boasts many of the typical 'Blay' design features which have been thoughtfully incorporated within the carefully considered refurbishment programme courtesy of the current vendors during their cherished ownership. The generously proportioned accommodation has been complimented further by the tastefully presented contemporary décor and design ideas which truly do ensure that this house has very much been transformed in to a welcoming family home. Accommodation comprises of a through lounge and a kitchen to the ground floor and three double bedrooms and a family bathroom to the first floor. Externally the property further benefits from private front and rear gardens, the front of which provides off street parking for two cars and the rear is extremely low maintenance providing a relaxing retreat to enjoy without the toil of the upkeep.



Front Garden

Hard landscaped with cotemporary granite setts providing off street parking for two cars, an outside light, fitted bin storage and a path leading to the storm porch covered double glazed composite front door which opens to the:

Entrance Hallway

With an opaque double glazed window to the front elevation, a feature radiator, power points, stairs up to the first floor with the original signature 'Blay' spindles, an under stairs storage cupboard, wall mounted central heating thermostat and doors opening to:

Through Lounge

With a double glazed bay window to the front elevation with fitted bespoke plantation shutters, two feature radiators, fitted feature fireplace, matching fitted bespoke units built in to both alcoves of the 'lounge area', power points, wall lights, ceiling coving and double glazed bi-fold doors to the rear elevation opening to the private rear garden.

Kitchen

With a range of fitted wall and base level units, contrasting natural stone effect work surfaces, porcelain single drainer sink unit with accompanying mixer tap, partly tiled walls, fitted electric oven, fitted five ring gas hob, fitted extractor hood, space for fridge/freezer, space for dishwasher, space for washing machine, double glazed window to the rear elevation looking out to the private rear garden, inset spot lights, a double glazed door to the rear elevation opening to the private rear garden and a ceramic tiled floor.





First Floor Landing

With loft access and an accompanying loft ladder, ceiling coving and doors opening to:

Bedroom One

With a double glazed bay window to the front elevation with fitted bespoke plantation shutters, feature radiator, matching bespoke triple wardrobes built in to both alcoves and power points.

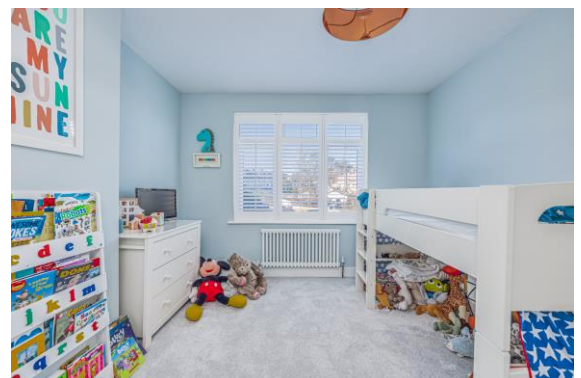


Bedroom Two

With a double glazed window to the rear elevation overlooking the private rear garden with fitted bespoke plantation shutters, feature radiator and power points.

Bedroom Three

With a double glazed bay window to the front elevation with fitted bespoke plantation shutters, feature radiator and power points.





Bathroom

With a suite comprising of a panel enclosed jacuzzi bath with twelve directional jets, an accompanying mixer tap and a hand held shower attachment, a fully tiled walk in shower cubicle with a drench shower head and a handheld attachment, wash hand basin with an accompanying mixer tap set within a vanity unit, low level WC, fully tiled walls, an opaque double glazed window to the rear elevation, a heated towel rail, inset spotlights and a ceramic tiled floor.



Outside

Rear Garden

Boasting the desirable westerly aspect with a hard landscaped patio area, a low maintenance faux lawn enabling the garden to be used and enjoyed all year round, an outside tap, an external power point, an outside light and contemporary fenced boundaries.

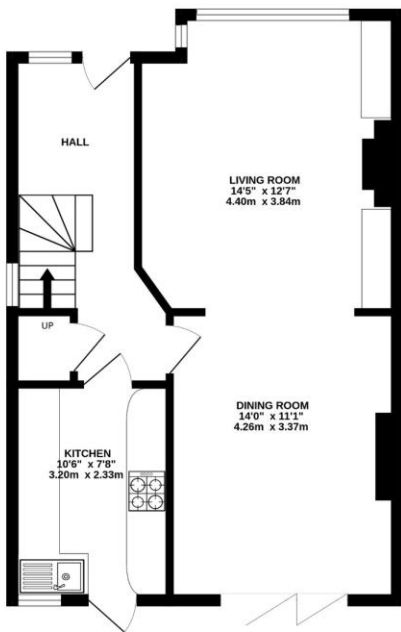




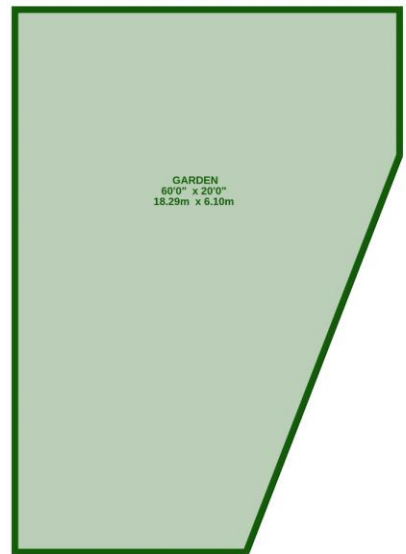
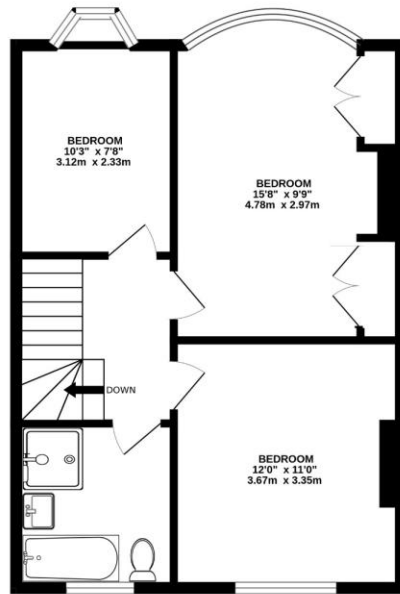
- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



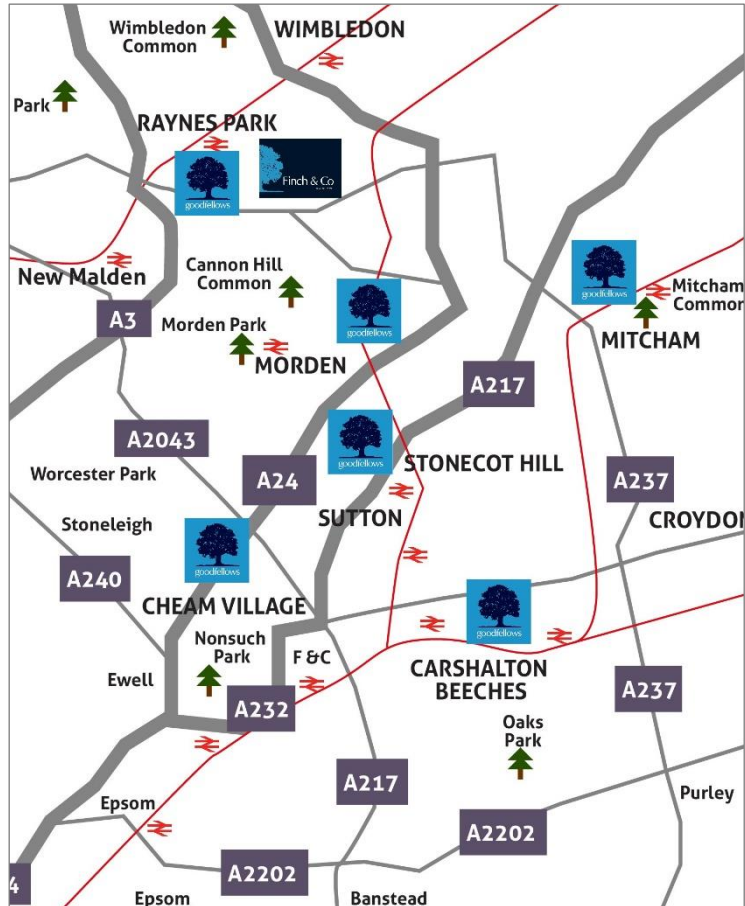
1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

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

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