



35 Newhouse Walk, Morden, Surrey SM4 6BS

Asking Price: £425,000

Freehold





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This larger than average two double bedroom end of terrace house, which initially started out life when constructed in the 1930's as a purpose built 3 bedroom house, during which time the accommodation has been re-arranged to provide the more preferred bathroom being located on the first floor in place of the former third bedroom, something that could of course be reinstated. Located within close proximity to both Morden's northern line underground and St Helier train stations as well as the vast array of amenities in nearby Morden town centre, in addition the substantial recreational spaces of the nearby National Trust's Morden Hall Park, Morden Park and Ravensbury Park provide a rarely available blend of convenience with peace and tranquillity. Situated within this quiet cu-de-sac and occupying this enviable corner plot providing the rarely available side extension potential and much sought after off street parking. This spacious accommodation comprises of a lounge, a dining room and a kitchen to the ground floor and two double bedrooms and a bathroom to the first floor. Externally there are private front, side and rear gardens providing off street parking, the potential to extend subject to the relevant planning permissions as well as a substantial private rear garden ensuring that any such extensions would still provide a considerable outside space to enjoy. Offered to the market with no onward chain this property really ought to be viewed to fully appreciate the vast potential.



Front Garden

With a hard landscaped drive providing off street parking as well as access to the garage to the side, in addition there is a faux lawn, flower and shrub borders, an outside light, a privet hedged front boundary and a gated path leading to the storm porch covered UPVC opaque double glazed front door which opens to the:

Entrance Hallway

With stairs up to the first floor, an under stairs storage cupboard as well as an under stairs utility cupboard, a radiator, a wall mounted central heating thermostat and matching doors with matching door furniture opening to the:

Lounge

With a double glazed window to the front elevation, a double radiator, a fitted feature fireplace with a fitted gas fire, power points and ceiling coving.

Dining Room

With a double glazed window to the rear elevation looking out to the private rear garden, a radiator, power points, an opaque double glazed door to the rear opening to the private rear garden and ceiling coving.

Kitchen

With a range of fitted wall and base level units, work surfaces, a stainless steel single drainer sink unit with an accompanying mixer tap, fully tiled walls, space for a cooker, space for a washing machine, a wall mounted Vaillant combination boiler, power points, a double glazed window to the rear elevation looking out to the private rear garden and vinyl floor covering.





First Floor Landing

With a double glazed window to the side elevation, loft access and matching doors with matching door furniture opening to the:

Bedroom One

With a double glazed window to the front elevation overlooking the private front garden and the communal green beyond, a radiator, a fitted storage cupboard and power points.



Bedroom Two

With a double glazed window to the rear elevation overlooking the private rear garden, a radiator, a fitted storage cupboard and power points.





Bathroom

With a suite comprising of a panel enclosed bath with an accompanying mixer tap and shower attachment, pedestal wash hand basin, low level WC, partly tiled walls, a double glazed window to the rear elevation and a double radiator.



Outside

Rear Garden

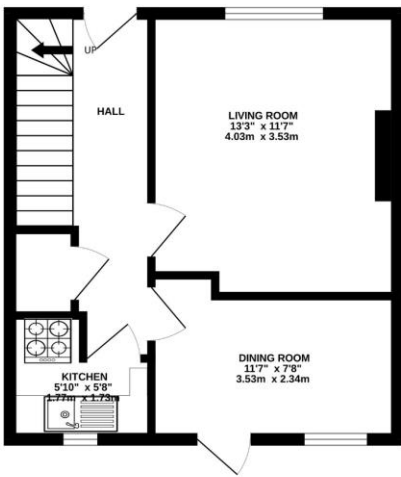
With a hard landscaped patio area, faux lawn, flower and shrub borders, an outside tap, wooden fenced boundaries and a door to the side which opens to the workshop and further leads to the rear of the garage which benefits from power light and double doors to the front which open to the private front garden.



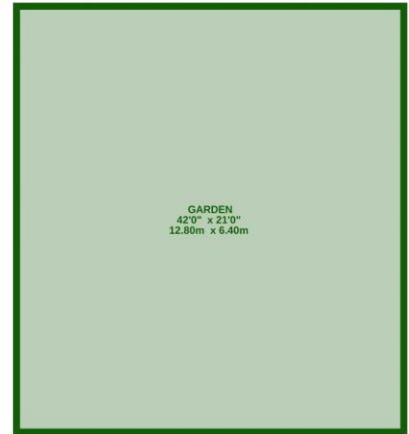
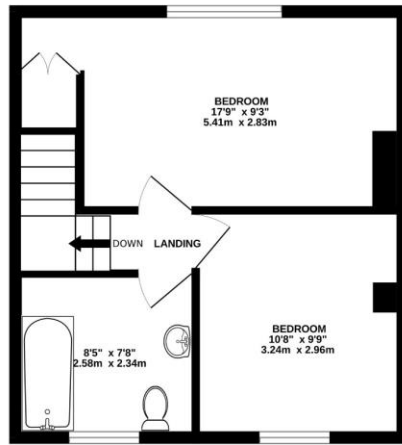
- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



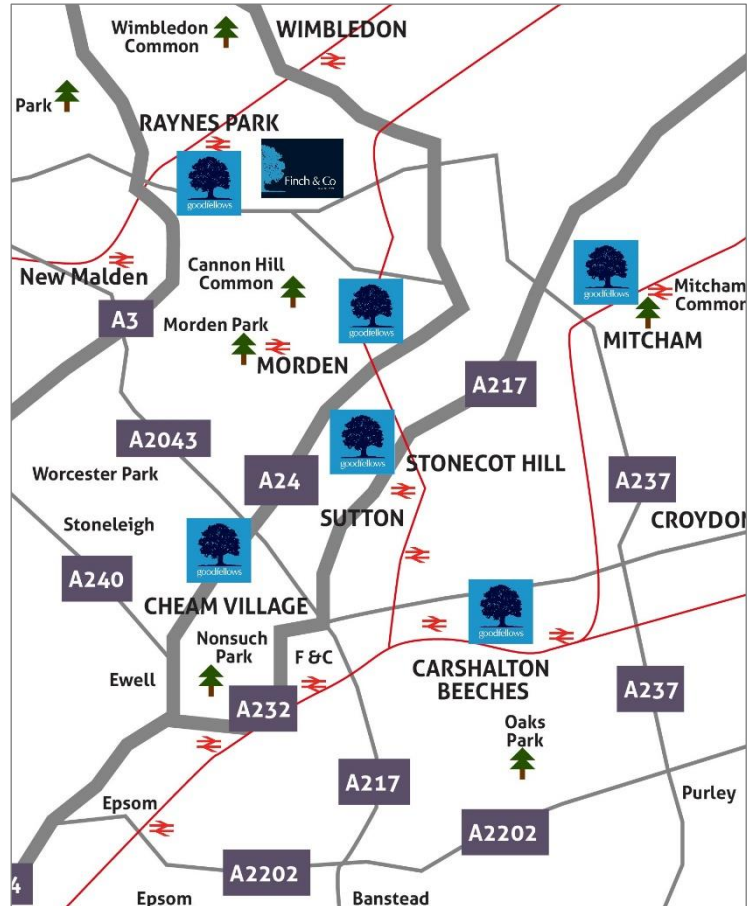
1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.5 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