



12 Northway, Morden, Surrey SM4 4HF

Asking Price: £625,000

Freehold

EPC Rating: D

Council Tax Band: D





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This rarely available three double bedroom 'Blay' built family home is situated within what is widely regarded as one of Morden's premier roads on the very cusp of London SW20, within close proximity to both South Merton train and Morden underground stations, located equidistant to Raynes Park and Morden town centres with their wide variety of amenities being extremely convenient. In addition, the property boasts a wealth of recreational spaces nearby, including Cannon Hill Common, Morden Park and the National Trusts Morden Hall Park all adding to the unique blend of convenience with peace and tranquillity.

Synonymous with the ever popular 'Blay' built houses, the larger than average and spacious accommodation still boasts many of the typical 'Blay' design features, offering bright, airy and spacious accommodation which comprises of a lounge, a dining room and a kitchen to the ground floor and three double bedrooms, a bathroom and a separate WC to the first floor. Externally there are private front and rear gardens, the rear of which benefits from the much preferred south westerly aspect and therefore enhances the enjoyment of the recreational space brought about by the sun's trajectory. Priced to reflect the degree of modernisation that many may regard as being beneficial, this fantastic project provides a great opportunity to not only acquire a substantial house in a premier road but also design every aspect of your future home in the process. An internal viewing is highly recommended to avoid the certain disappointment of missing out on the opportunity to call this house, your new home.



Front Garden

With flower and shrub borders, predominantly privet hedged boundaries and a gated path to the storm porch covered UPVC double glazed front door which opens to the:

Entrance Hallway

With carpeted stairs up to the first floor, an opaque double glazed stained glass leaded light window to the front elevation, a radiator, an under stairs storage cupboard, power points, picture rail, a wall mounted central heating thermostat, a further storage cupboard, carpeted underfoot and matching doors with matching door furniture opening to the:

Lounge

With a double glazed bay window with stained glass leaded light fan lights to the front elevation, a double radiator, a fitted tiled feature fireplace, power points, shelving built in to the alcoves, power points, picture rail and carpeted underfoot.

Dining Room

With double glazed patio doors to the rear elevation opening to the private rear garden, a fitted tiled feature fireplace, power points, picture rail and carpeted underfoot.

Kitchen

With a range of fitted wall and base level units, worksurfaces, a stainless steel single drainer sink unit with an accompanying mixer tap, partly tiled walls, a fitted electric oven, a fitted gas hob, space for a washing machine, two built in storage cupboards, power points, a matching breakfast bar, a double glazed window to the rear elevation looking out to the private rear garden, solid wood flooring and a double glazed door to the rear elevation opening to the private rear garden.



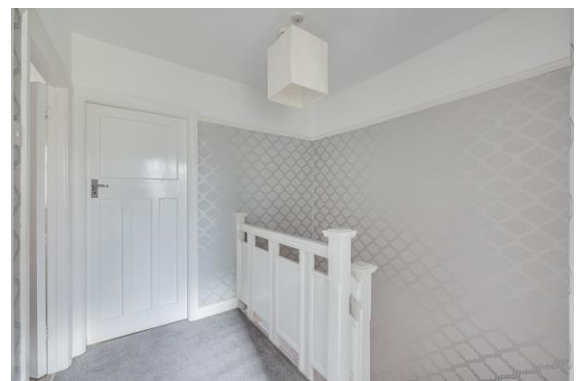


First Floor Landing

With loft access overhead with an accompanying loft ladder for ease of access, picture rail and matching doors with matching door furniture opening to the:

Bedroom One

With a double glazed bay window to the front elevation, a double radiator, a fitted tiled feature fireplace, bespoke fitted matching double wardrobes built in to each alcove, power points and picture rail.



Bedroom Two

With a double glazed window to the rear elevation overlooking the private rear garden, a radiator, a built in storage cupboard in the alcove, power points, picture rail and carpeted underfoot.



Bedroom Three

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



Bathroom

With a suite comprising of a panel enclosed bath with a shower over, a pedestal wash hand basin, fully tiled walls, an opaque double glazed window to the rear elevation, a heated towel rail, a built in storage cupboard and carpeted underfoot.

Separate WC

With a low level WC, partly tiled walls, an opaque double glazed window to the rear elevation and carpeted underfoot.



Outside

Rear Garden

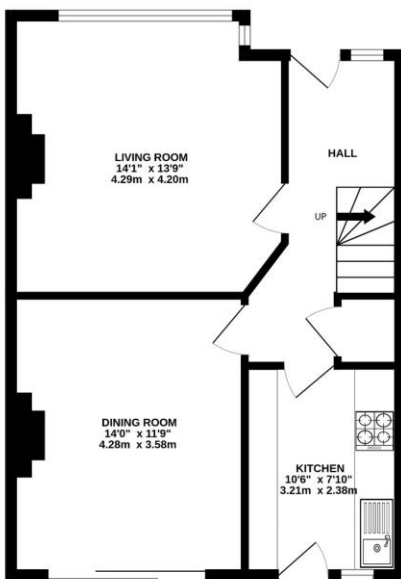
With a hard landscaped patio area, lawn, flower and shrub borders, a vast selection of fruit trees (eating apple, cooking apple, plum and quince), an outside tap, a garden shed and wooden fenced boundaries.



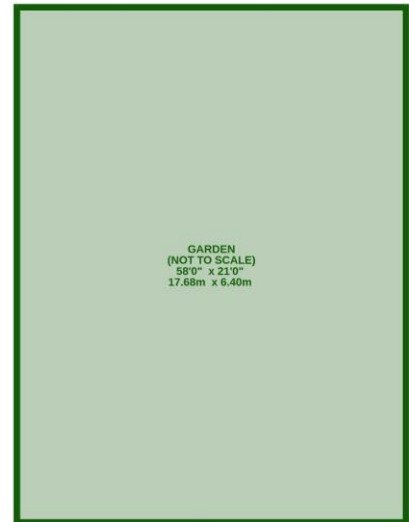
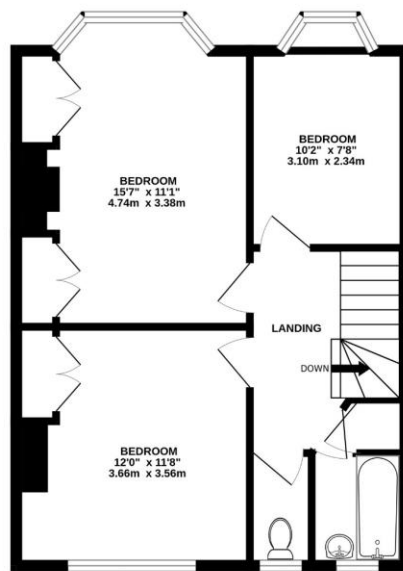
- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



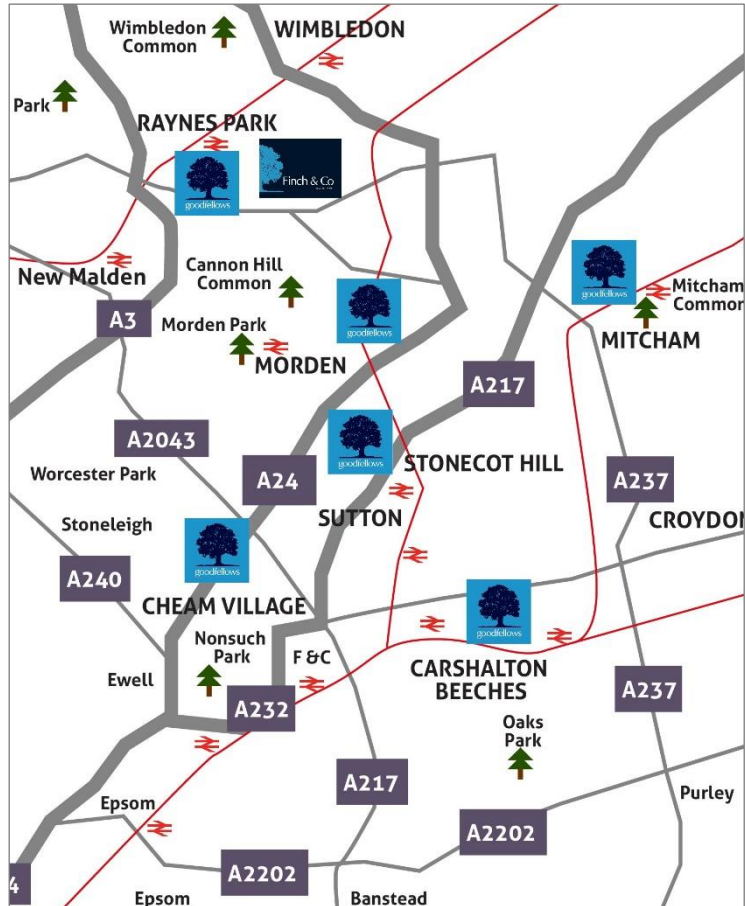
1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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