



Tudor Drive, Morden
Offers in excess of: £600,000

Freehold

Council Tax Band: D / EPC Rating: D





An absolute gardeners delight....Goodfellows are delighted to bring to the market this fantastic three bedroom semi detached house. The vendors have maintained the house immaculately throughout, with attention to detail in the finish.

The internal accommodation comprises a porch, to a welcoming hallway. The lounge faces to the front with an attractive bay window, feature fireplace and decorative alcoves. The semi open plan dining room is bright, with patio doors leading to the conservatory. The spacious kitchen comes with an ample range of base and eye level units. There is a cleverly designed integrated utensil storage, an air conditioned larder and a dishwasher. To complete the ground floor, there is a utility area. The first floor has three bedrooms, two of which are double, the third bedroom is currently in use as a walk in wardrobe, a sumptuous family bathroom finishes the living space.

Externally, the viewer will find the most impressive and uniquely designed rear garden, which has been lovingly tendered and landscaped over the years. There is a large patio area, two steps; leading up to a central oval shaped lawn, BBQ area, a matured growing area, to the rear, there is another seating area with an ornamental covered walk way. Entertaining in this garden is ideal, with a cabin to the rear, currently in use as a bar, complete with fitted shelving, power and light. To the front of the house, there is off street parking.



Entrance Hall

Ceiling lights, tiled floor, carpeted stairs to first floor, under stairs storage cupboards.

Living Room / Dining Room

14'2" (4.32) x 14'6" (4.42) then 10'2" (3.1) x 11'3" (3.43)

Two ceiling lights, double glazed window to front aspect, working gas fireplace, doors leading to conservatory, three radiators, carpeted floor.

Kitchen

9'11" x 11'3" (3.02m x 3.43m)

Corner air conditioned larder fridge, two self cleaning ovens, selection of high and low based units, tiled flooring, two plinth fan heaters, integrated dishwasher, double sized stainless steel sink with detachable mixer tap, integrated utensil storage, halogen hob, extractor fan.

Utility Area

9'11" x 6'3" (3.02m x 1.9m)

Ideal boiler which is approximately three years old, space for washing machine and tumble dryer, UPVC double glazed window to rear aspect, Velux window.





Conservatory

10'2" x 10'6" (3.1m x 3.2m)

Aluminium bay window to rear aspect, with aluminium double glazed doors to rear aspect, radiator, tiled floor.

Bedroom One

14'2" x 11'3" (4.32m x 3.43m)

Ceiling light, double glazed window to rear aspect, wall mounted reading lights, radiator, carpeted floor.



Bedroom Two

14'2" x 11'3" (4.32m x 3.43m)

Ceiling light, double glazed window to front aspect, radiator.



Bedroom Three

8'11" x 8'2" (2.72m x 2.5m)

Ceiling light, double glazed window to front aspect, integrated drawers, hanging storage, integrated laundry bin.



Bathroom

8'2" x 5'11" (2.5m x 1.8m)

Tiled walls, spotlights, heated towel rail, low level WC, wash basin with a stainless steel mixer tap, obscured double glazed window to rear aspect and to side, stainless steel wall mounted shower rose, bath tub with spotlights, tiled floor.



Landing

UPVC double glazed obscured window to side aspect, loft access with pull down ladder, carpeted floor, storage cupboard.





Garden

Patio area, astro turf. raised flower beds, containing to mention a few; Japanese Acers, Flamingo Salix, Miniature kiwi plants, lemon and lime bushes, raised vegetable patch, steps to BBQ area with BBQ included, box hedging, rear patio with seating area, tool shed with electricity, alarmed garden shed connected to alarmed cabin, rear access gate.

Garden Cabin

13'1" x 13'1" (4m x 4m)

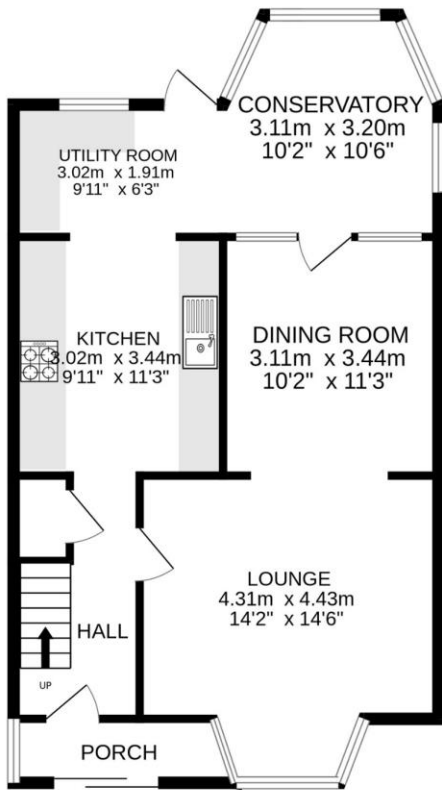
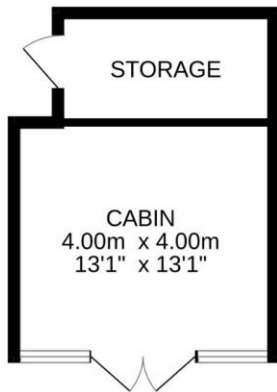
Garden cabin with fitted bar and stools, floor to ceiling shelving, Dimplex curtain heater/cooler, multiple electric sockets with USB connectors, laminate flooring.

Frontage

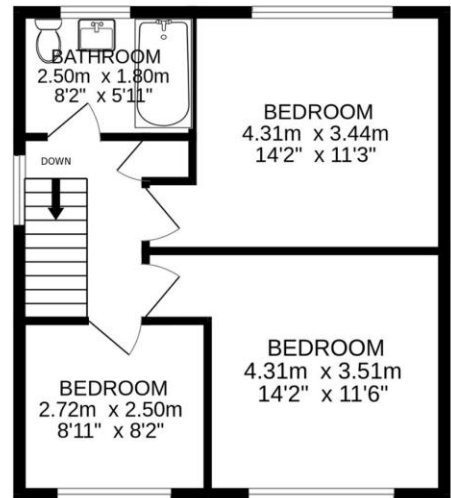
Brick built driveway, planter to the left hand side, off street parking for two vehicles.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
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Your View...



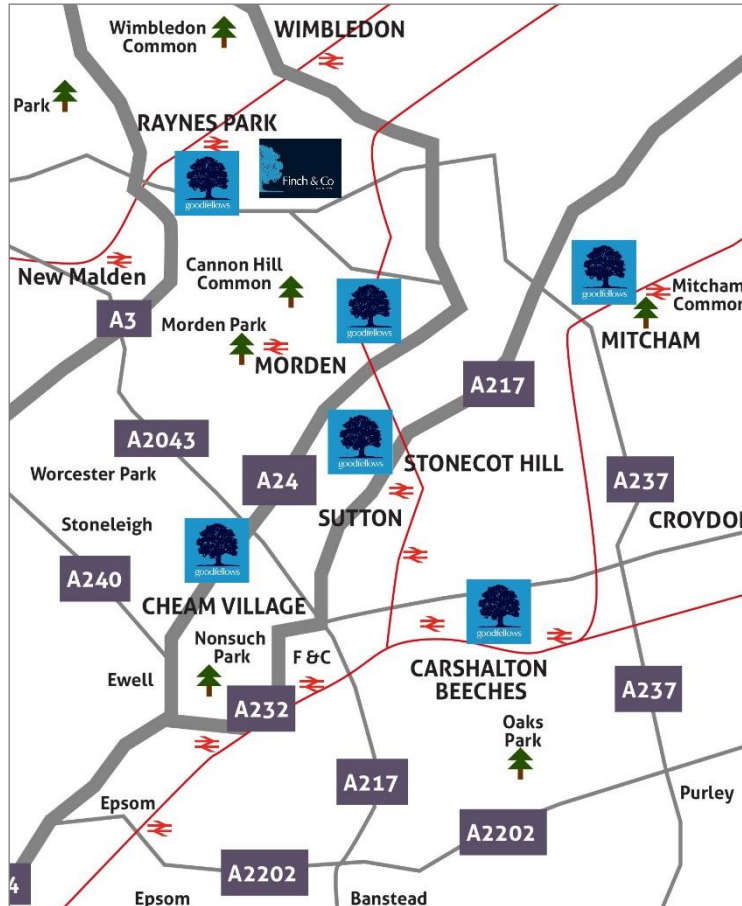
Ground floor
79.6 sq.m. (857 sq.ft.) approx.



1st floor
42.6 sq.m. (459 sq.ft.) approx.

TOTAL FLOOR AREA : 122.3 sq.m. (1316 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Goodfellows Branch Network



Local Authority

Merton Council

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.

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

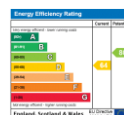
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For full EPC please contact the branch