



8 Connaught Gardens, Morden, Surrey SM4 6DB

**Offers in excess of: £375,000**

*Freehold*

EPC Rating: E

Council Tax Band: C





**8 Connaught Gardens, Morden, Surrey SM4 6DB**

**Offers in excess of: £375,000**

This larger than average two double bedroom house is situated within this highly desirable private modern development within this residential cul-de-sac, conveniently located for both Morden Underground and Morden South train stations as well as the vast array of amenities in nearby Morden town centre and the substantial recreational spaces of the National Trust's Morden Hall Park and Ravensbury Park providing a rarely available blend of convenience with peace and tranquillity.

With accommodation comprising of a generously spacious lounge and a kitchen/diner on the ground floor and two double bedrooms and a washroom to the first floor, this property has been priced to reflect the cosmetic modernisations likely desired, creating a fantastic canvas of opportunity to make your envisioned ideal aesthetic tastings an implementable reality. Likewise, the property makes for a naturally attractive and logical investment opportunity.

Externally the property offers a low maintenance yet generously sized private rear garden, alongside a designated parking bay situated to the front elevation of the property.



### **Front Garden**

With lawn and a path leading to the UPVC double glazed front door which opens to the:

### **Entrance Porch**

With ceiling coving, carpeted underfoot and a door opening to the:

### **Lounge**

With a double glazed window to the front elevation, power points, carpeted stairs up to the first floor landing, an under stairs storage, ceiling coving, carpeted underfoot and a door opening to the:

### **Kitchen**

With a range of fitted matching wall and base level units , contrasting natural stone effect worksurfaces with matching splashbacks, single drainer sink unit with accompanying mixer tap, fitted electric oven, fitted gas hob, fitted extractor hood, integrated fridge/freezer, space for a dishwasher, space for a washing machine, power points, under pelmet feature lighting, a double glazed window to the rear elevation looking out to the private rear garden, laminate wood flooring and a double glazed door to the rear elevation which opens to the private rear garden.





### **First Floor Landing**

With loft access overhead with a accompanying loft ladder, power points, ceiling coving, inset spot lights, carpeted underfoot and matching doors with matching door furniture which open to the:

### **Bedroom One**

With a double glazed window to the rear elevation overlooking the private rear garden, a built in storage cupboard, power points, ceiling coving and carpeted underfoot.



### **Bedroom Two**

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

### **Shower Room**

With a suite comprising of a fully tiled walk in shower cubicle with an electric Mira shower, a wash hand basin set within a vanity unit with an accompanying mixer tap, a low level WC, fully tiled walls, a heated towel rail, an electric shaving point, an extractor fan, inset spot lights and ceramic tiled floor.





## Outside

### Rear Garden

With a hard landscaped patio area, wooden fenced boundaries and gated rear access.

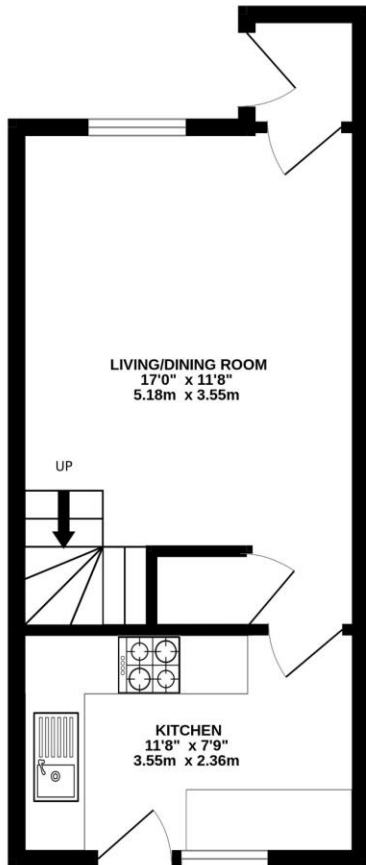
Allocated off street parking bay.



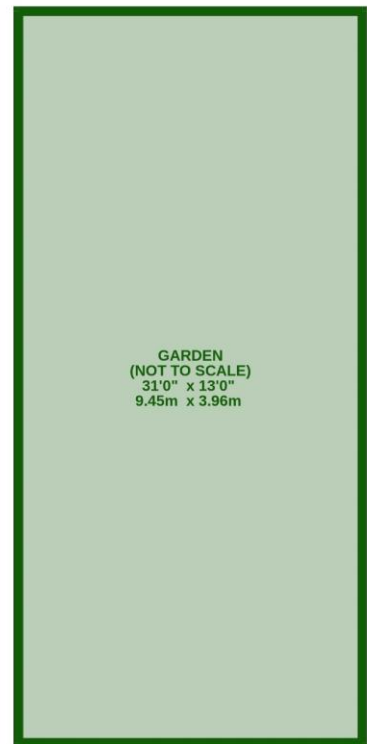
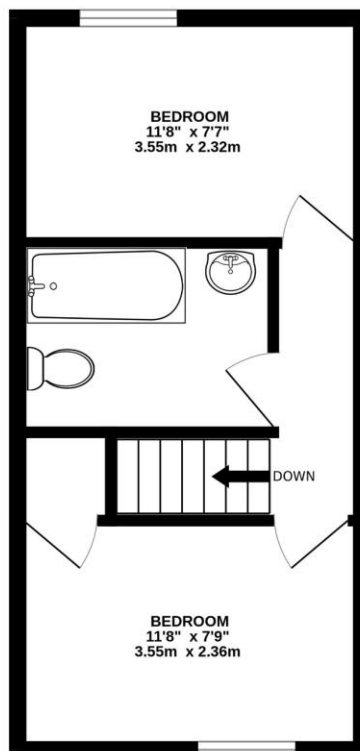
- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

**Your View...**

GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



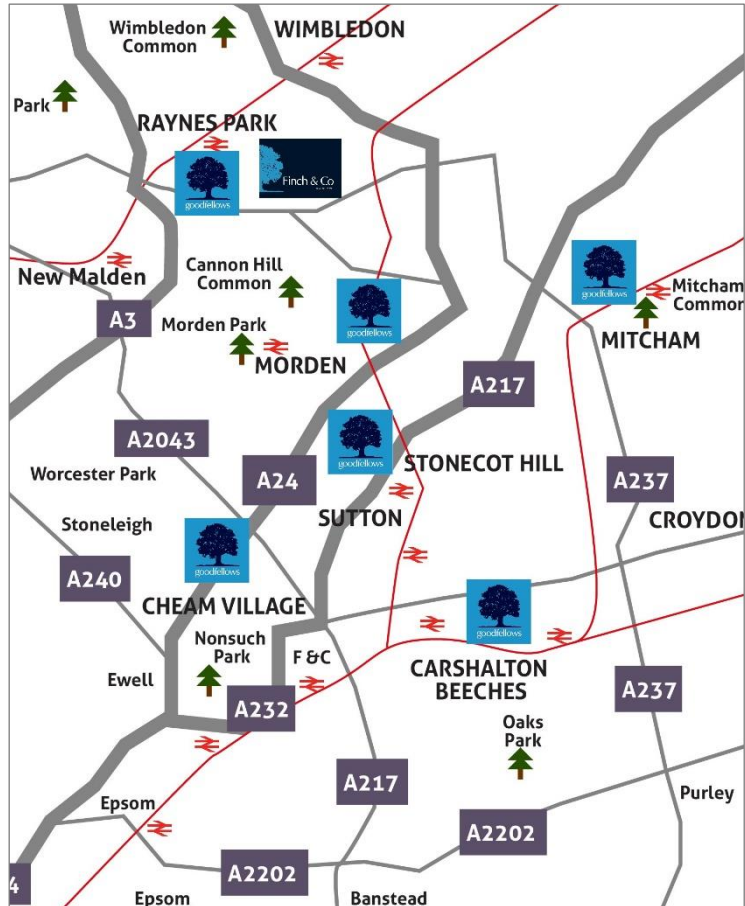
1ST FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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

99-103 London Road, Morden, SM4 5HP

T: 020 8640 3330

morden@goodfellows.co.uk

www.goodfellows.co.uk



For full EPC please contact the branch