



5 Shaldon Drive, Morden, Surrey SM4 4BE

Asking Price: £725,000

Freehold

EPC Rating: D

Council Tax Band: E





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Location, location, location..... This substantially extended and delightful four/five bedroom, two washroom end of terrace family home is located within the much sought after 'Hillcross area' providing convenient access to Morden town centre with its vast array of amenities and wealth of transport links including the ever popular Morden Underground and South Merton train stations. Located on the preferred side of the road and therefore across from Cherry Wood, the rarely found blend of convenience with peace and tranquillity is offered in abundance with this somewhat unique property. Benefitting from the vast recreational spaces of nearby Morden Park, The National Trust's Morden Hall Park, Cannon Hill Common and the afore mentioned Cherry Wood. Having been improved extensively both in design, style and enhanced considerably in size during the current vendors cherished ownership courtesy of a thoughtfully considered refurbishment program throughout, this beautifully presented home really must be viewed to be fully appreciated.

Accommodation comprises of interconnecting lounge and dining rooms, kitchen, utility room, cloakroom and a third reception/fifth bedroom to the ground floor and the first floor boasts four bedrooms, the master of which benefits from an en suite bathroom, there is also a family bathroom and loft access overhead. Externally there are private front and rear gardens, the front of which is hard landscaped providing off street parking for 2 cars and the rear provides a low maintenance alternative as well as a great deal of privacy and seclusion offering a peaceful environment to relax and enjoy as well as a considerably sized detached outbuilding which provides a great deal of flexible usage.



Front Garden

Hard landscaped providing off street parking, flower and shrub borders with an array of mature specimen planted shrubs, a path leading to the gated side access which further leads to the private rear garden, wooden fenced boundaries and a second path which leads to the storm porch covered solid oak front door which opens to the:

Entrance Hallway

With carpeted stairs up to the first floor, an under stairs storage cupboard, an opaque double glazed window to the side of the front door set in a matching solid oak surround, a double radiator, power points, a wall mounted central heating thermostat, laminate wood flooring and doorways leading to the:

Through Lounge:

Which consists of the following interconnecting areas:

Lounge Area:

With a double glazed bay window to the front elevation, a double radiator, power points, picture rail, carpeted underfoot and an arched opening with a threshold to the:

Dining Area:

With double glazed French doors to the rear elevation opening to the private rear garden with a double glazed window set either side, a radiator, power points, ceiling coving and a doorway to the utility room.

Kitchen

With a range of fitted matching wall and base level units, contrasting natural stone effect work surfaces, a stainless steel single drainer sink unit with an accompanying mixer tap, partly tiled walls, a fitted electric oven, a fitted gas five ring hob, a fitted extractor hood, space for a dishwasher, space for a fridge/freezer, 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.





Utility Room

With a range of fitted matching wall base level units, contrasting natural stone effect work surfaces, a stainless steel single drainer sink unit with an accompanying mixer tap, space for a fridge/freezer, space for a washing machine, space for a tumble dryer, power points, solid wood flooring and matching doors with matching door furniture opening to the cloakroom and to the:

Third Reception/Fifth Room

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



Cloakroom

With a low level WC, a wash hand basin with a tiled splashback, an opaque double glazed window to the rear elevation and solid wood flooring.

First Floor Landing

With an enhanced loft access overhead with an accompanying loft ladder, a radiator, power points, ceiling coving, carpeted underfoot and matching doors with matching door furniture opening to the:



Master Suite:

Which comprises of:



Master Bedroom

With a double glazed window to the front elevation, a double radiator, power points, loft access overhead, ceiling coving, carpeted underfoot and a doorway opening to the:

En-Suite Bathroom

With a suite comprising of a panel enclosed bath with an accompanying mixer tap and shower attachment, a pedestal wash hand basin, a low level WC, fully tiled walls, an opaque double glazed window to the rear elevation, a heated towel rail and ceramic tiled flooring with underfloor heating.



Bedroom Two

With a double glazed window to the rear elevation overlooking the private rear garden, a double radiator, power points and carpeted underfoot.

Bedroom Three

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

Bedroom Four

With a double glazed window to the front elevation, a radiator, power points and laminate wood flooring.





Bathroom

With a suite comprising of a panel enclosed bath with a wall mounted feature cascading tap and an accompanying shower attachment, a wash hand basin set in a vanity unit with an accompanying mixer tap, a low level WC, a fully tiled walk in shower cubicle with a drench shower head, four wall mounted directional jets and a handheld shower attachment, partly tiled walls, an opaque double glazed window to the rear elevation, a heated towel rail, an electric shaving point, AV connectivity located behind a fitted glass panel which is designed to house a television, inset spot lights, ceiling coving, an extractor fan and laminate wood flooring with underfloor heating.

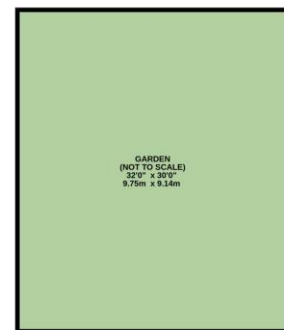
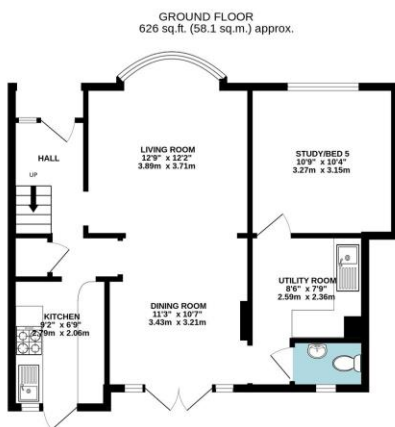
Outside

Rear Garden

With a hard landscaped patio area, lawn, flower and shrub border, an outside tap, an outside light, external power points, wooden fenced boundaries with a gated side access which leads to the front garden and a detached out building to the rear with power and light which offers a great deal of flexible usage.

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

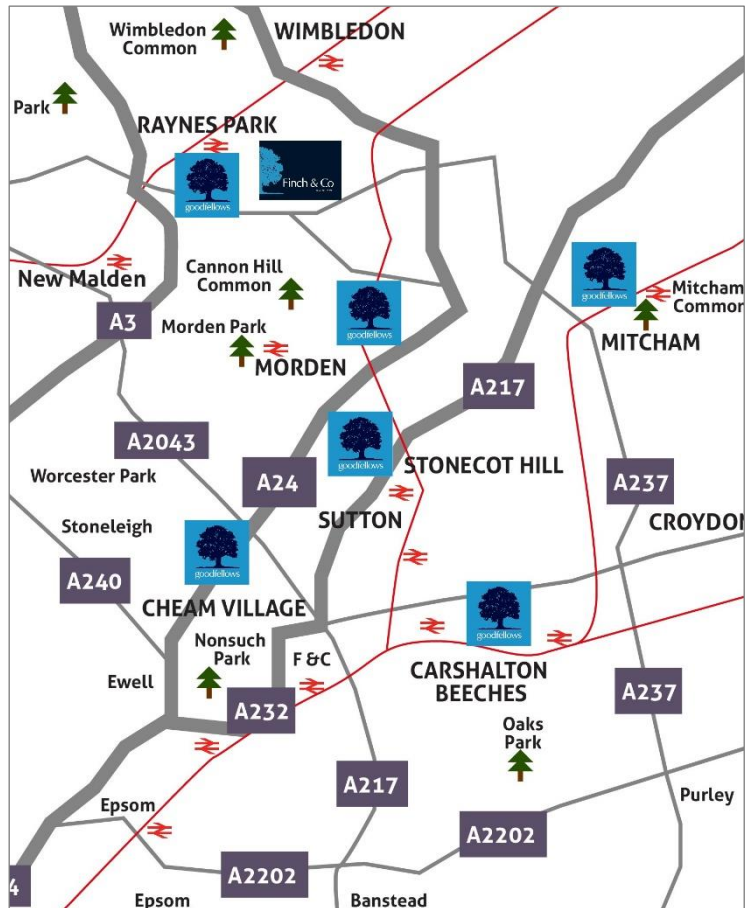
Your View...



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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

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For full EPC please contact the branch