

58 Martin Way, Morden, Surrey SM4

**Asking Price: £695,000**

*Freehold*

EPC Rating: C

Council Band Tax: E







## 58 Martin Way, Morden, Surrey SM4 5AH

Asking Price: £695,000

Location, location, location meets the ultimate in contemporary design.....This larger than average extended three bedroom family home is located on the very cusp of London SW19 and SW20, within extremely close proximity to both Morden underground and South Merton train stations together with Morden town centre and its vast array of amenities being extremely convenient. In addition, the property boasts a wealth of recreational spaces nearby, including Mostyn Gardens (which are able to be directly viewed from the front elevation), Cannon Hill Common, Morden Park and the National Trusts Morden Hall Park all adding to the unique blend of convenience with peace and tranquillity which is so seldom available when purchasing a property so close to a thriving town centre.

Having been beautifully cared for and improved during the current vendors cherished ownership, this somewhat unique property has undergone an impressive and carefully considered refurbishment program which has combined exceptional workmanship, style and design idea's, the very best high end quality products and integrated these with a thoughtful re-modelling of the layout to the ground floor which now provides a beautifully presented, bright, airy and generously proportioned and highly desired interconnecting open plan lounge/kitchen/diner/family room, as well as a utility room and a cloakroom. The first floor hosts three bedrooms, a family bathroom and loft access overhead. Externally the property further benefits from private front and rear gardens, the rear of which is well presented and boasts the desirable south westerly aspect which ensures that the relaxing outside space is enhanced and optimised by



the sun's trajectory. In addition, there is a detached outbuilding which provides a great deal of flexible usage, the current vendors use this as a perfect solution to their working from home requirements.

Having been improved extensively both in size, design and presentation, this breath-taking home really must be viewed to be fully appreciated. Whether it is the highly desired open plan living, the convenience of having two main transport options to and from Central London nearby or the current on trend topic of having the opportunity of having a suitable space to work from home that is required, this property truly does tick all the boxes and really must be viewed to fully appreciate the superior design and workmanship so rarely available to be purchased.

### **Front Garden**

With a centralised lawn with surrounding borders which host a selection of mature shrubs and are interspersed with a variety of annual and perennial flowers and bulbs and a gated path leading to the double glazed French doors which open to the:

### **Entrance Porch**

With a wall light, quarry tiled flooring and the original hardwood front door which opens to the:

### **Hallway**

With two original stained glass leaded light windows to the front elevation, one set each side of the door, carpeted stairs up to the first floor landing, an under stairs storage cupboard, a double radiator housed in a fitted radiator cover, power points, plate rail, inset spot lights, solid wood parquet flooring laid in a traditional herringbone design and matching doors with matching door furniture which open to the:

### **Through Lounge**

Which comprises of the following interconnecting free flowing areas:

### **Lounge Area**

With a double glazed window with stained glass leaded light fan lights and fitted bespoke plantation shutters to the front elevation, a double radiator, a fitted log burner set within the chimney with an accompanying surround and hearth, power points, ceiling coving, solid wood parquet flooring laid in a traditional herringbone design and an arched opening to the:

### **Family Area:**

With a feature radiator, a feature fireplace with a solid oak mantel, power points, ceiling coving, inset spot lights, solid wood parquet flooring laid in a traditional herringbone design and opening to the:







**Open Plan Kitchen/Diner:**

Which comprises of the following interconnecting free flowing areas:

**Kitchen Area:**

With a range of fitted matching wall and base level units with fitted soft closing doors, beautifully contrasting quartz work surfaces, a one and a half bowl sink set within with an accompanying mixer tap, partly tiled walls, two fitted electric Neff ovens, one of which includes a microwave feature, a fitted electric five ring induction hob, a fitted extractor hood, an integrated Samsung fridge/freezer, an integrated dishwasher, a built in matching wine rack, under pelmet feature lighting, inset spot lights, two electric velux windows set in the roof of the rear extension which are both remotely controlled as well as having a fitted rain sensor and fitted electric blinds, solid wood parquet flooring laid in a traditional herringbone design and opening to the:



**Dining Area:**

With a matching Quartz breakfast bar, a feature radiator, power points, two electric velux windows set in the roof of the rear extension which are both remotely controlled as well as having a fitted rain sensor, three leaf bi-folding doors set in the rear elevation which open directly to the private rear garden and solid wood parquet flooring laid in a traditional herringbone design.



**Utility Room**

With a range of fitted wall and base level units with fitted soft closing doors, work surfaces, space and plumbing for a washing machine, power points, an extractor fan, inset spotlights and solid wood parquet flooring laid in a traditional herringbone design.





### **Cloakroom**

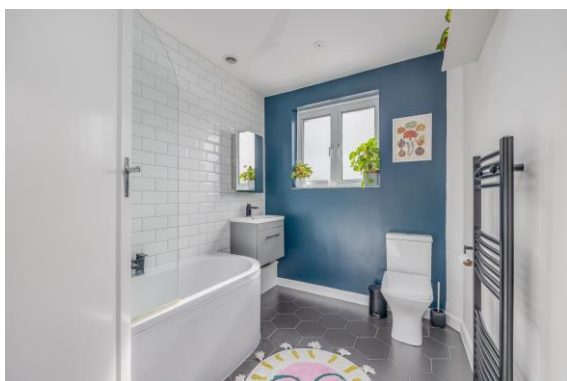
With a low level WC, a wash hand basin with an accompanying mixer tap and a tiled splashback, an extractor fan, an inset spotlight and solid wood parquet flooring laid in a traditional herringbone design.

### **First Floor Landing**

With a loft access overhead with an accompanying loft ladder, picture rail, inset spot lights, carpeted underfoot and matching doors with matching door furniture opening to the:

### **Bedroom One**

With a double glazed leaded light bay window to the front elevation overlooking the private front garden and the expansive recreational grounds of Mostyn Gardens beyond, a radiator, power points and carpeted underfoot.



### **Bedroom Two**

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

### **Bedroom Three**

With a double glazed leaded light window to the front elevation overlooking the private front garden and the expansive recreational grounds of Mostyn Gardens beyond, a radiator, power points, picture rail, inset spot lights and carpeted underfoot.







**Bathroom**

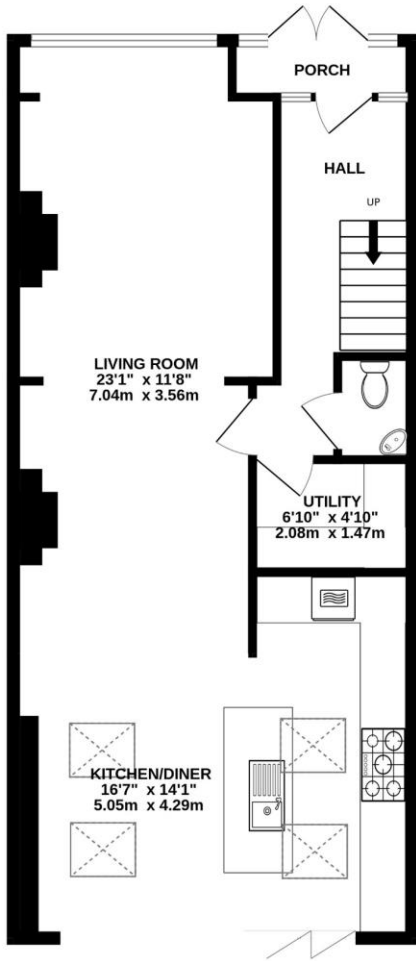
With a suite comprising of a panel enclosed bath with an accompanying mixer tap and a shower over which comprises of a drench shower head as well as a handheld attachment with a shower screen to the side, a wash hand basin with an accompanying mixer tap set within a vanity unit, a low level WC, partly tiled walls, an opaque double glazed window to the rear elevation, a heated towel rail, inset spot lights, an extractor fan and hexagonal ceramic tiled flooring laid in a geometric honeycomb design.

**Outside**

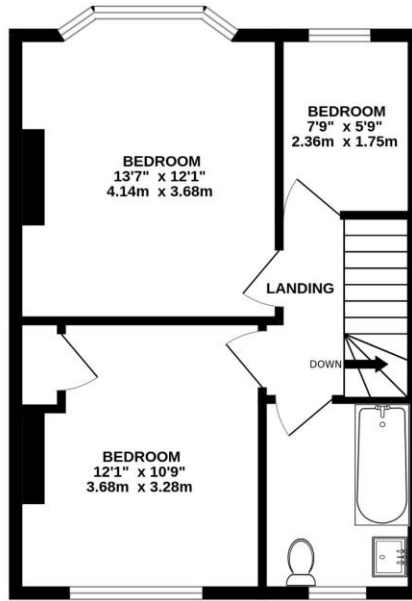
**Rear Garden**

With a composite decked patio area which has been purposely designed to be level with the internal floor to provide a free flowing transition from inside to outside, lawn, a range of flower and shrub borders, an outside tap, external power points, outside lights, a garden shed, a gated rear access opening to the residents lane to the rear and a detached outbuilding with power and light which provides a great deal of flexible usage none less than satisfying the current on trend requirements of having a suitable workspace from home, in this instance, without having to command any of the family space within the home.

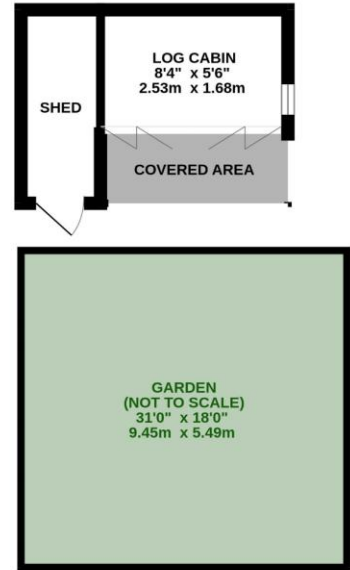
GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



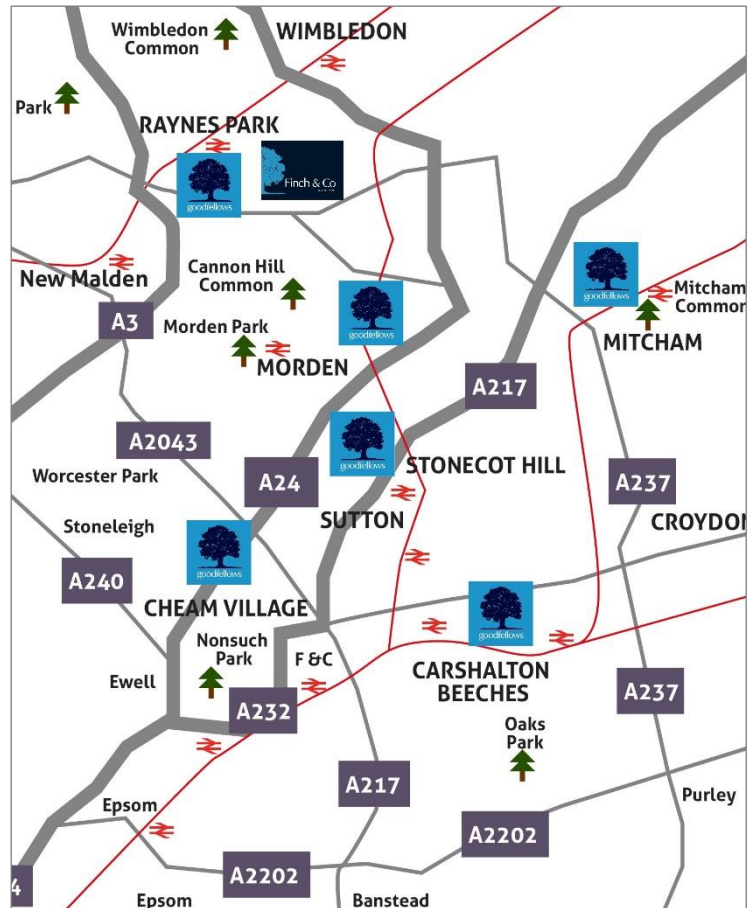
OUTBUILDINGS  
76 sq.ft. (7.0 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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

## 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