



153 Glastonbury Road, Morden, Surrey SM4 6PE

**Offers in excess of: £450,000**

*Freehold*

EPC rating: D

Council Tax Band: C





**153 Glastonbury Road, Morden, Surrey SM4 6PE**

## **Offers in excess of: £450,000**

This two double bedroom end of terrace house boasts the enviable and highly desirable corner plot which is so rarely available, providing considerable extension potential subject to the approval via the relevant authorities. Situated within this popular residential road offering convenient access to Morden town centre with its variety of amenities, Morden Underground and St Helier train stations as well as being located midway between a great selection of green open spaces, such as the National Trusts Morden Hall Park, Ravensbury Park and Morden Park and is therefore perfectly positioned to provide a great blend of convenience with recreation and tranquillity which is so rarely able to be purchased when located so conveniently to a thriving town centre.

Accommodation comprises of a lounge, kitchen and a bathroom on the ground floor and two double bedrooms and a separate WC to the first floor. Externally the property has private front, side and rear gardens, the front of which provides off street parking for four cars, the rear provides a low maintenance alternative and the side provides the most amazing extension opportunity. In addition there is a detached garage to the side which provides both additional off street parking and/or a huge storage facility. An internal inspection is highly recommended to avoid the certain disappointment of missing out on this opportunity.



### **Front Garden**

Hard landscaped providing off street parking for four cars, an outside light, brick walled boundaries, a drive providing access to the detached garage which is positioned to the side of the house and a path which leads to both the gated side access which further leads to the private rear garden as well as to the storm porch covered double glazed composite front door which opens to the:

### **Entrance Lobby**

With carpeted stairs up to the first floor, a power point, laminate wood flooring and a door opening to:

### **Lounge**

With a double glazed window to the front elevation, a double radiator, an under stairs storage cupboard, a fitted feature fireplace, power points, ceiling coving, laminate wood flooring and a doorway leading to the:

### **Kitchen**

With a range of fitted wall and base level units, contrasting natural stone effect worksurfaces, a stainless steel single drainer sink unit with an accompanying mixer tap, space for an oven, a fitted extractor hood, space for a fridge/freezer, space for a washing machine, power points, a wall mounted combination boiler housed in a matching unit, power points, under pelmet feature lighting, a double glazed window to the rear elevation looking out to the private rear garden, tile effect laminate wood flooring and a door opening to the:





**Shower Room**

With a suite comprising of a fully tiled walk in shower cubicle, a wash hand basin with an accompanying mixer tap set within a vanity unit, fully tiled walls, an opaque double glazed window to the rear elevation, a heated towel rail and ceramic tiled flooring.

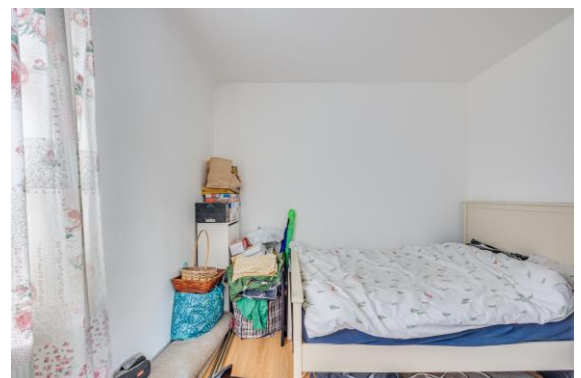
**First Floor Landing**

With loft access over head, a double glazed window to the side elevation, carpeted underfoot and matching doors with matching door furniture which open to the:



**Bedroom One**

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



**Bedroom Two**

With a double glazed window to the rear elevation overlooking the private rear garden, a double radiator, power points and laminate wood flooring.



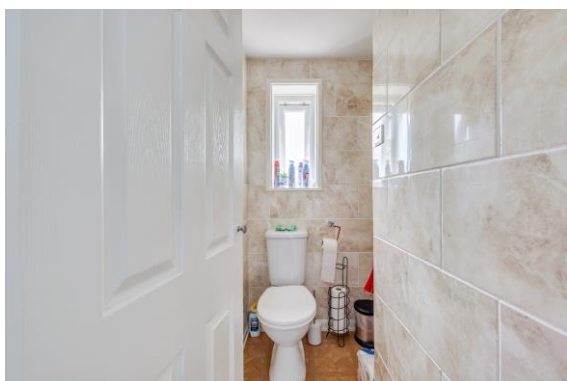
### **WC**

With a low level WC, a wash hand basin with accompanying mixer tap set within a vanity unit, fully tiled walls, an opaque double glazed window to the rear elevation and tile effect vinyl flooring.

### **Outside**

#### **Rear Garden**

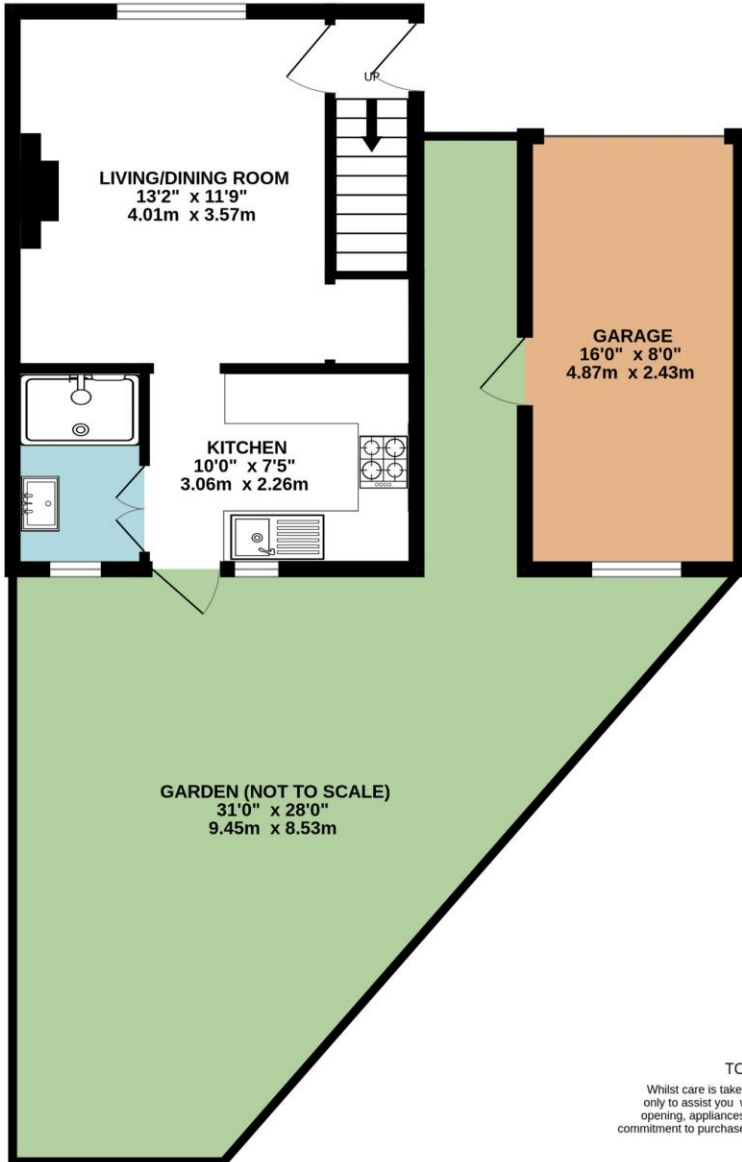
Hard landscaped to provide a low maintenance alternative, with a patio area, flower and shrub borders, an outside tap, an outside light, a garden shed, wooden fenced boundaries with gated side access and a detached garage to the side with power, light and an up and over door to the front elevation.



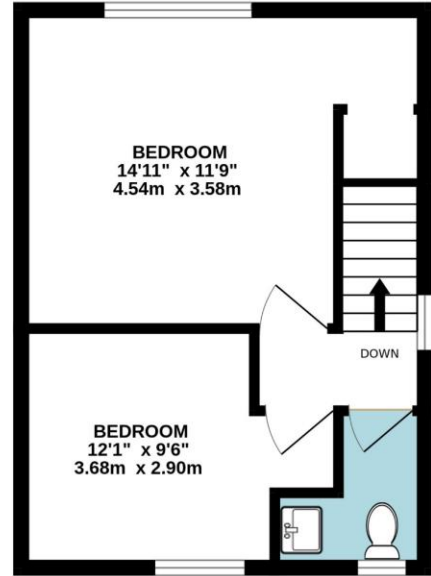
- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

**Your View...**

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



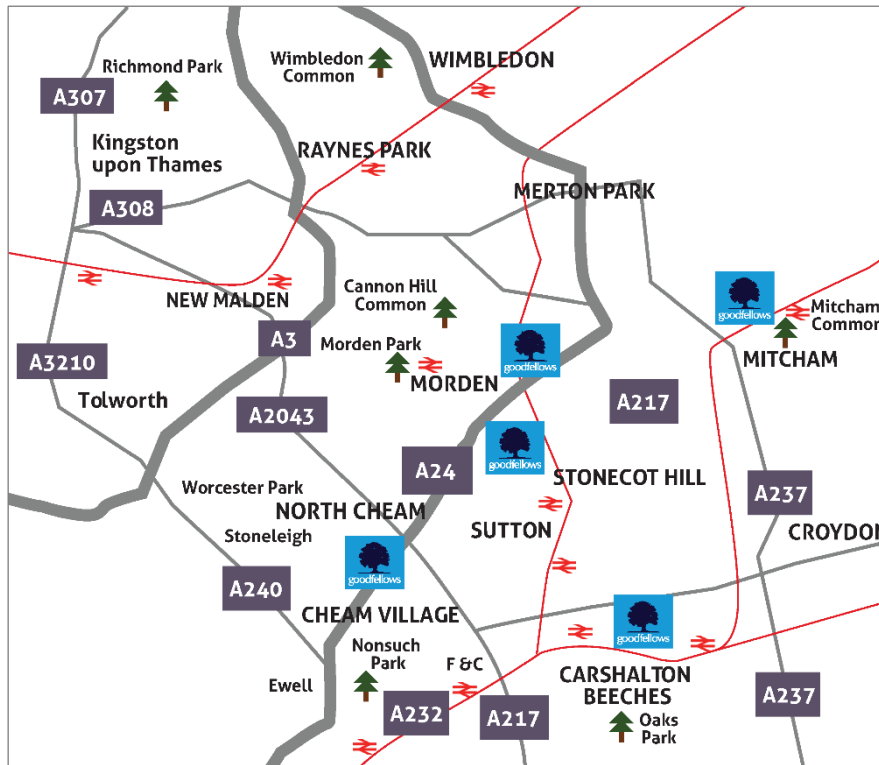
1ST FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.3 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.  
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# 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

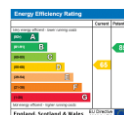
## Goodfellows - Morden

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For full EPC please contact the branch