

Abbotsbury Road, Morden, SM4 5JS
Offers in excess of: £475,000

Freehold





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Location, location, location.....This extended three bedroom end of terrace house is one of the rarely available and much preferred 'Parlour style' designed properties located within one of the sought after 'A and B' roads close to Morden underground station. In addition, there are a wealth of bus routes as well as the nearby South Merton train station to add to the many transport options, making this an ideal purchase for commuters and buy to let investors alike. Situated within close proximity of the vast recreational spaces of the National Trust's Morden Hall Park this rarely available property offers a unique blend of convenience with peace and tranquillity. Accommodation comprises lounge, dining room, kitchen and a lean to to the ground floor and three bedrooms and a bathroom to the first floor. Externally there are private front and rear gardens. The property has been priced to reflect the degree of modernisation that many may regard as being beneficial, this is a fantastic opportunity to acquire this very reasonably priced project and enhance it with your very own taste of design and décor. Council tax band C and EPC Rating G.



Front Garden

With lawn, flower and shrub borders, outside light and block paved path leading to detached outbuilding to the side and storm porch covered front door opening to:

Entrance Porch

With door opening to:

Hallway

With stairs to first floor, storage cupboard and doors opening to:

Lounge

With double glazed window to rear elevation looking out to private rear garden, fitted gas fire, power points, exposed and varnished floorboards and opening to:

Dining Room

With double glazed window to front elevation, power points and exposed and varnished floorboards.

Dual Aspect Kitchen

With range of fitted wall and base level units, worksurfaces, stainless steel single drainer sink unit, part tiled walls, space for cooker, space for fridge freezer, power points, double glazed window to side elevation, vinyl floor covering and door to rear elevation opening to:

Lean to

With windows to rear elevation looking out to private rear garden, power points and door to rear elevation opening to private rear garden.





First Floor Landing

With double glazed window to side elevation, loft access and opening to:

Inner Lobby

With storage cupboard and doors opening to:

Bedroom 1

With double glazed window to rear elevation overlooking private rear garden, range of fitted wardrobes and power points.



Bedroom 2

With double glazed window to front elevation, original cast iron fireplace, fitted double wardrobe and power points.

Bedroom 3

With double glazed window to side elevation, storage cupboard and power points.





Bathroom

With suite comprising panel enclosed bath, wash hand basin, low level WC, part tiled walls, opaque double glazed window to rear elevation and tile effect vinyl floor covering.

Outside

Rear Garden

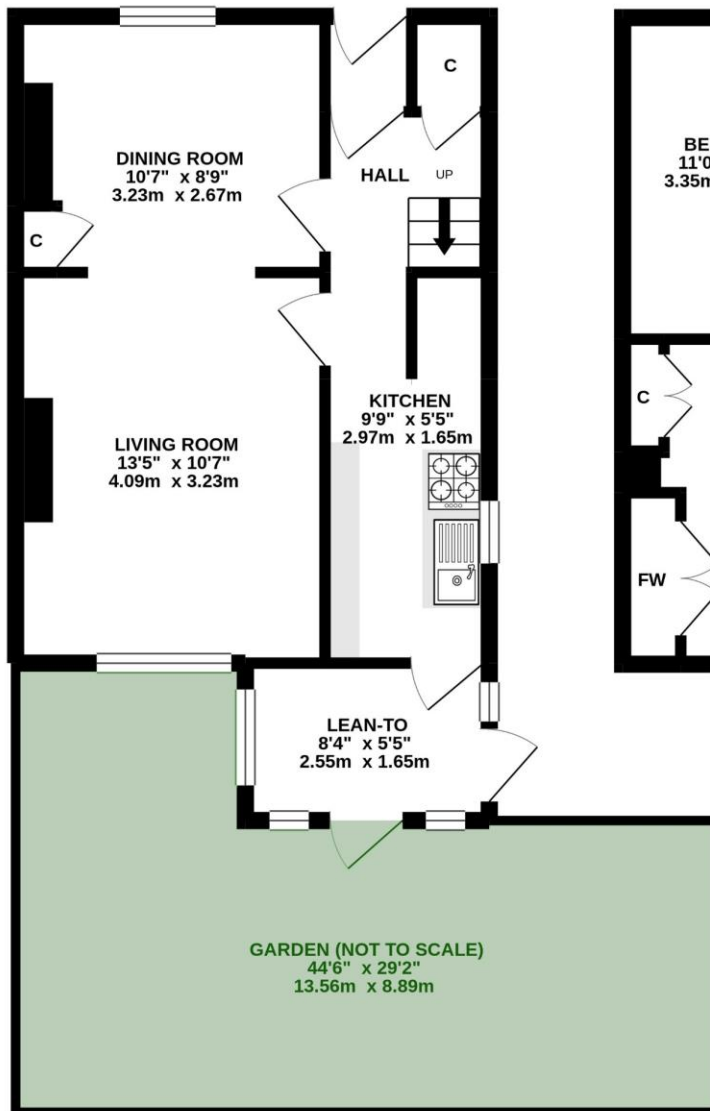
With patio area, lawn, flower and shrub borders, detached outbuilding and wooden fence surround.



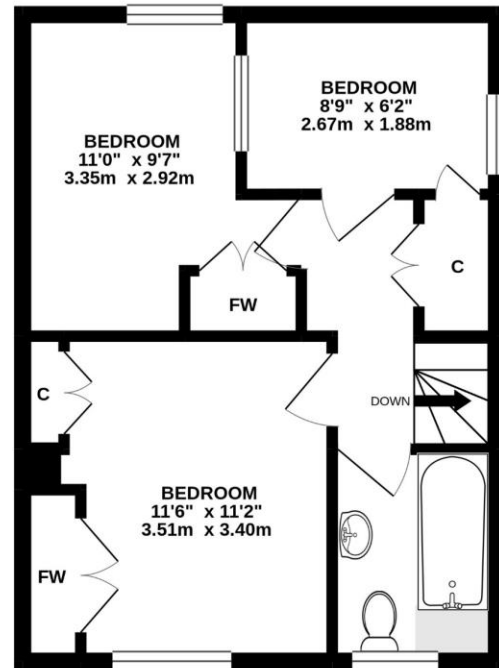
- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL APPROXIMATE FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

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. When garden measurements are included the measurement is rounded to the nearest foot, i.e 47.7ft will be recorded as 48ft, whilst 47.6 will be 47ft.

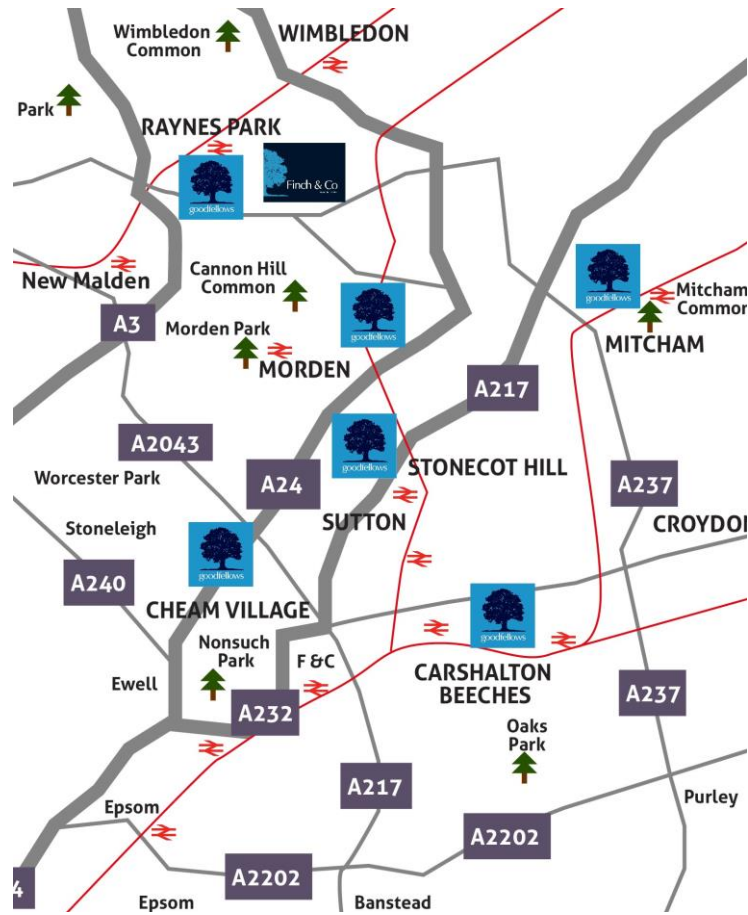
KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Goodfellows Branch Network



Local Authority

London Borough of Merton

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

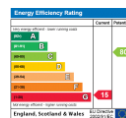
This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

Goodfellows - Morden

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For full EPC please contact the branch