



111 St. Helier Avenue, Morden SM4 6JD

Offers in excess of: £500,000

Freehold

EPC Rating: D

Council Tax Band: D

Other important information which you will need to know about this property can be found at goodfellows.co.uk





DEVELOPMENT OPPORTUNITY.....This larger than average three double bedroom end of terrace parlour style family home boasts the rarely available plot of land to the side providing considerable extension potential to the already extended existing house by way of a double storey side extension as showcased in the approved plans by The London Borough of Merton's planning department, ref: 22/P0902.

Situated within close proximity to both Morden Northern Line tube and St Helier train stations as well as numerous bus routes and the vast array of amenities in nearby Morden town centre. In addition, the substantial recreational spaces of the nearby National Trust's Morden Hall Park, Ravensbury Park, Morden Park, and Moreton Green provide the rarely available blend of convenience with peace and tranquillity in abundance.

Set back from the main carriageway and unlike the majority of the road, this somewhat unique property benefits from off street parking which is accessed via the adjacent residential road (Rose Avenue), in addition the spacious internal accommodation comprises of a through lounge and a kitchen/breakfast room to the ground floor and three double bedrooms and the family bathroom to the first floor. Externally there are private front, side rear gardens, the rear of which is both substantial in size and secluded in its easterly facing setting and the side provides the most amazing opportunity as evidenced in the planning approved plans.

An internal inspection is highly recommended to avoid the certain disappointment of missing the opportunity to become the very fortunate new owners of this rare and lucrative prospect.



Front Garden

With established natural boundaries consisting of privet hedges and shrubs and a gated entrance which opens to give access to the lawn and a block paved path which leads to both the gated side access which further leads to the private side and rear gardens as well as to the storm porch covered UPVC double glazed front door which opens to the:

Entrance Hallway

With carpeted stairs up to the first floor landing, a radiator, fitted storage cupboard, a telephone point, a doorway to the kitchen/breakfast room, carpeted underfoot and a door opening to the:

Through Lounge:

Which comprises of the following interconnecting areas:

Lounge Area:

With a double glazed door to the rear elevation opening to the private rear garden which is set alongside a full height window which looks out to the private rear garden, a double radiator, a fitted feature fireplace, power points, ceiling coving and carpeted underfoot.

Dining Area:

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

Dual Aspect Kitchen/Breakfast Room

With a range of fitted wall and base level units, work surfaces, single drainer sink unit with an accompanying mixer tap, partly tiled walls, a fitted electric oven, a fitted electric hob, an extractor, space for a fridge/freezer, space for a washing machine, space for a tumble dryer, a wall mounted Worcester combination boiler housed in the understairs cupboard, power points, a window set in both the side and rear elevations looking out to the private rear garden, a double radiator, tile effect laminate wood flooring and a double glazed UPVC door to the side elevation which opens to the private rear garden.





First Floor Landing

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

Bedroom One

With a double glazed bay window to the front elevation, a radiator, a range of matching fitted wardrobes, power points, and carpeted underfoot.

Bedroom Two

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

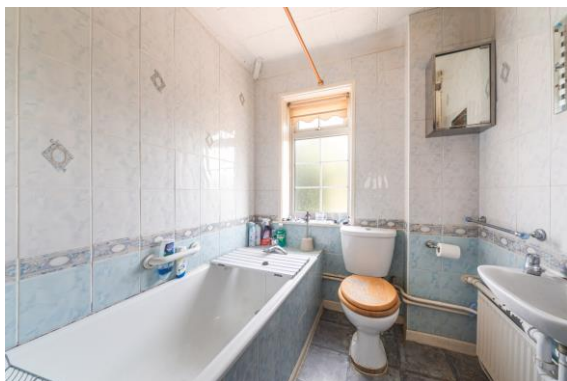
Dual Aspect Bedroom Three

With a double glazed window to both the front and side elevations, a radiator, power points and carpeted underfoot.

Bathroom

With a suite comprising of a panel enclosed bath with an accompanying mixer tap and an electric shower over, a wash hand basin, a low level WC, fully tiled walls, an opaque double glazed window to the rear elevation, a radiator and tile effect laminate wood flooring.





Outside

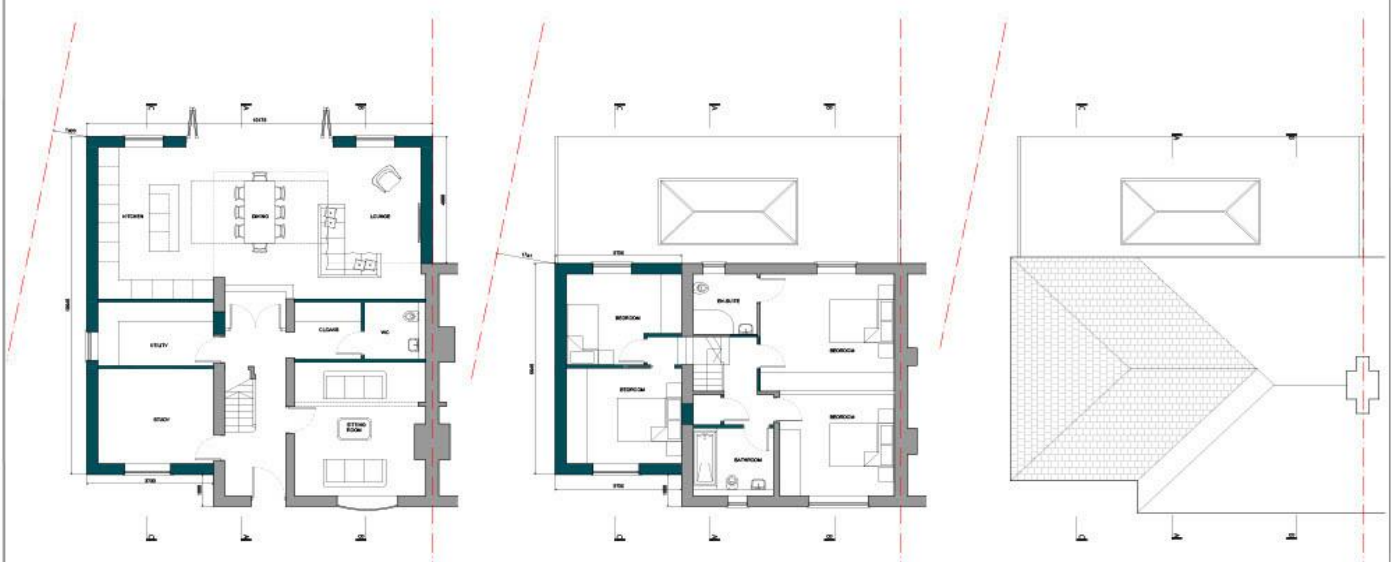
Rear Garden

With a hard landscaped patio area, lawn, mature flower and shrub borders, a detached summerhouse, outside lights, an outside tap, a garden shed, off street parking accessed via the adjacent residential road (Rose Avenue), a side return which provides considerable extension potential as well as gated access to the front garden. A great deal of privacy and seclusion is provided by the great selection mature trees and shrubs which cloak the surrounding boundaries.





GBS ARCHITECTURAL



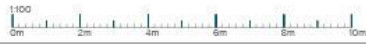
PROPOSED GROUND FLOOR PLAN
1:100 @ A3

PROPOSED FIRST FLOOR PLAN
1:100 @ A3

PROPOSED ROOF PLAN
1:100 @ A3



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Important Note
While the plans and elevations show approximate levels, the client is responsible for checking the ground levels and any other relevant information before construction. The architect is not responsible for any errors or omissions in the plans or elevations. The client is responsible for obtaining all necessary permissions and approvals from the relevant authorities. The architect is not responsible for any errors or omissions in the plans or elevations. The client is responsible for obtaining all necessary permissions and approvals from the relevant authorities.

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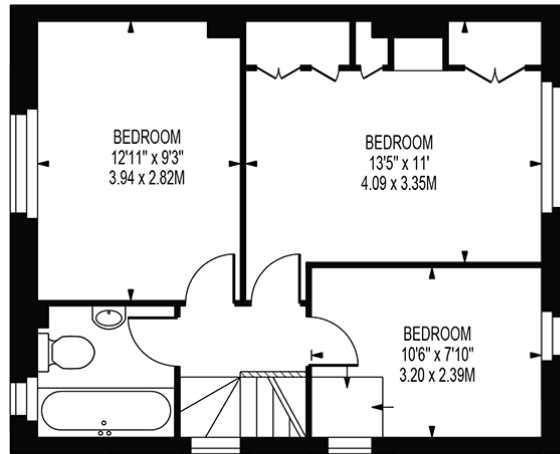
| Rev | Date | By | Notes |
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Project
Client: A Braga
Address: 111 St Helier Avenue
Morden
SM4 6JD
Stage: Planning

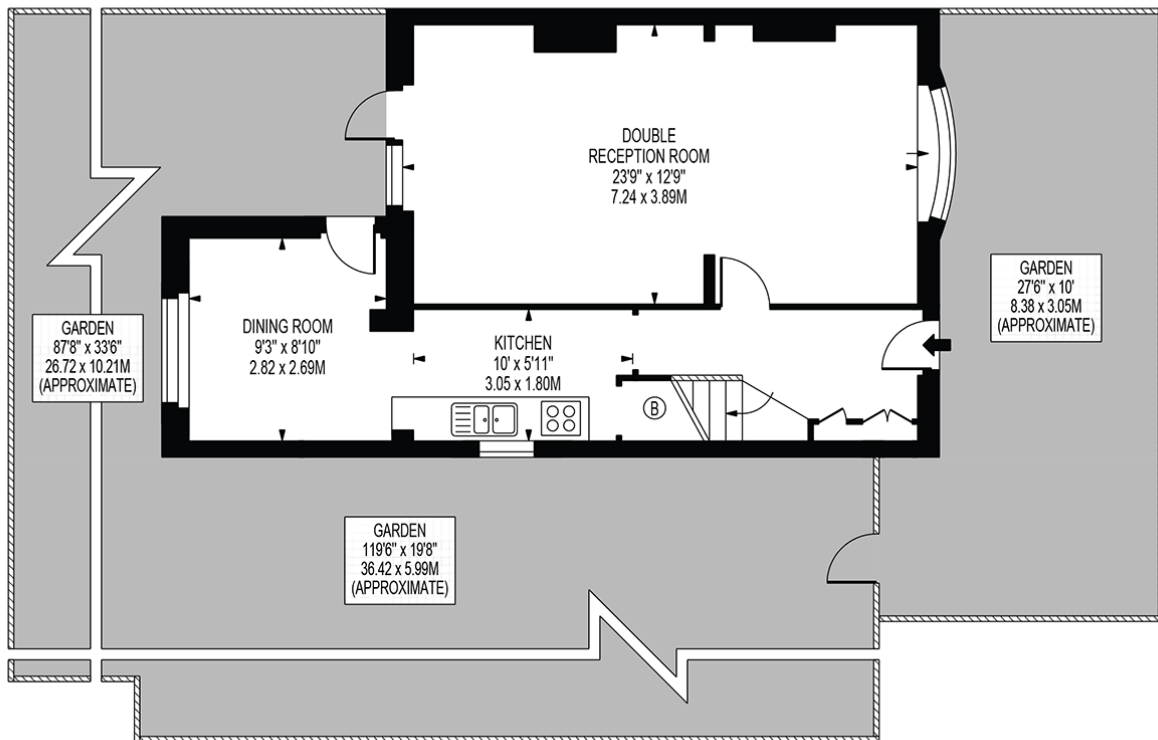
Drawing
Title: Proposed Plans
Drawn By:
Date: MAR 22
Scale: 1:100 @ A3
Dwg No.: 2022-0011 Rev -

ST. HELIER AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 978 SQ FT - 90.86 SQ M



FIRST FLOOR

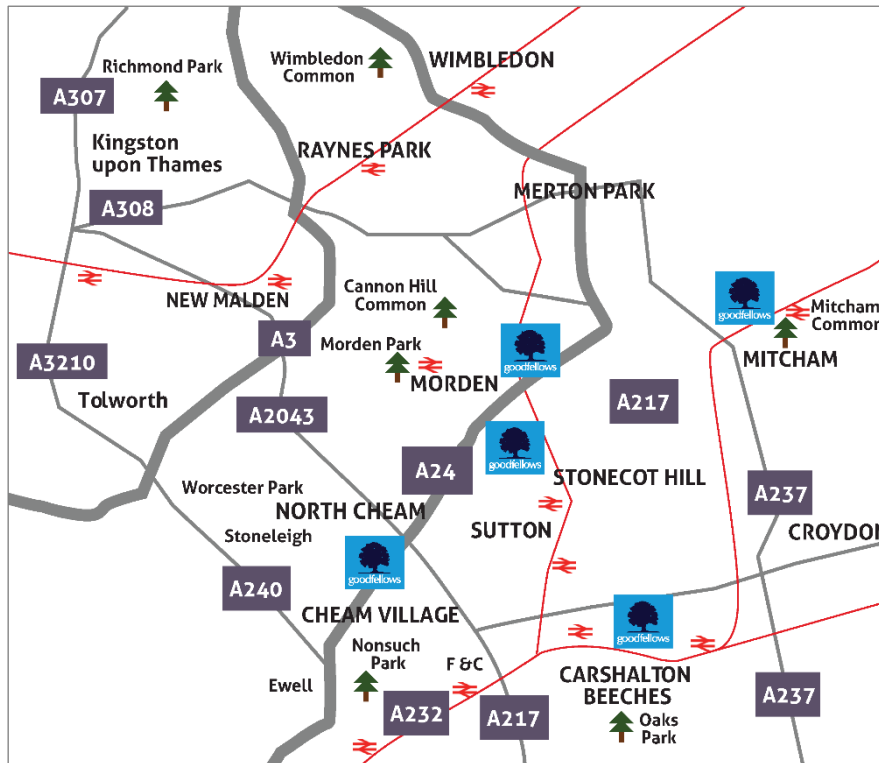


GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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Goodfellows Branch Network



Local Authority

London Borough Of Merton

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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

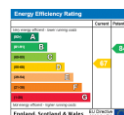
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For full EPC please contact the branch