

TURNERS



Beeleigh Road, Morden, SM4  
£650,000 Freehold

020 8687 9787 | [turnersproperty.com](http://turnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





## Full Description

A fantastic, modern home with an open-plan kitchen/dining room extension and bi-folding doors that flow to a beautiful garden with decked fire pit entertaining area. Filled with an abundance of natural light, there is a contemporary feel throughout, with a stylish and high spec, but practical kitchen and separate utility room with sink. Upstairs are three good sized bedrooms, all tastefully decorated. The vendors also have plans drawn and approved for a dormer loft conversion, which would offer an additional bedroom with ensuite bathroom.

Located within a five minute walk of Morden Town Centre, transport links include the Northern Line Underground Station, Morden South National Rail and local bus links. The house is also walking distance to the beautiful National Trust Morden Hall Park and several good primary schools. This is an ideal home for any family looking to buy in the area.

### Owners comments:

"Beeleigh Road has been an amazing home for our young family these past six years and we've really enjoyed the chance to make it a warm, inviting and social space to live in. We've renovated and decorated throughout, fully extending the downstairs living area and making the garden, which has always been a special space to enjoy a coffee or spot birds, even more accessible with bi-fold doors that open fully.

Morden Town Centre has a range of supermarkets and amenities, while Wimbledon is just 15 minutes by bus and has a huge selection of restaurants, cafes and pubs.

Commuting into central London takes 40 minutes door-to-door, or just under an hour by bike along the cycle super highway.

And perhaps the thing we will miss most is our proximity to Morden Hall Park - a simply stunning green space where we've enjoyed many a winter walk and summer paddle."

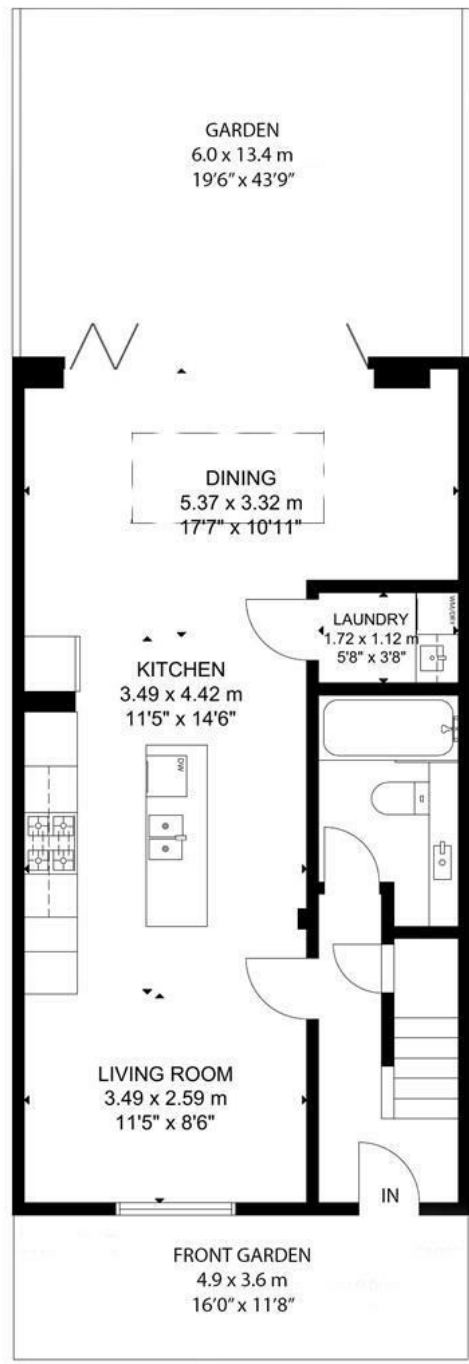


## Key Features

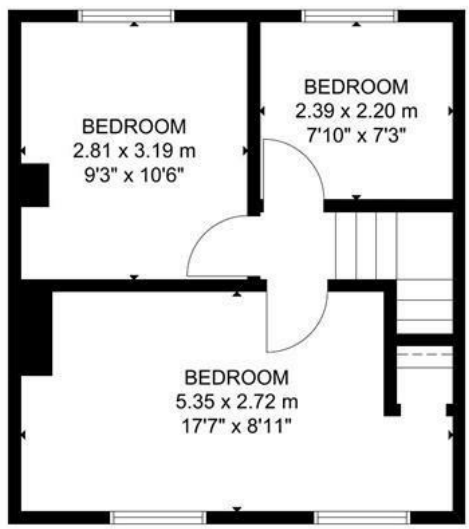
- Beautifully Presented
- Contemporary Open Plan Layout
- Extended Kitchen/Dining with Bi-fold Doors
- Seperate Utility Room
- Sought After Central Location
- Good schools
- Close To Transport Links



BEELEIGH ROAD SM4  
GROSS INTERNAL AREA  
TOTAL: 91.sq.m - 980.sq.ft



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of this Sales floor plan measurements of doors, windows, rooms & Sq.footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©06042023. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email. mark@steelelondon.co.uk Tel. 07944225845

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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