

TURNERS



Bishopsfords Road, Morden, SM4  
£650,000 Freehold

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

TURNERS





## Full Description

Rare opportunity to acquire a charming and distinct, substantial detached property with four double bedrooms, living room and drawing room as well as separate dining room, kitchen two bathrooms. In addition there is a self-contained studio/workshop, plus garage and wraparound garden. This substantial property is located Bishopsford Road on the Merton & Sutton Borders, close to the Wandle Way river walk and the popular Poulter Park.

Set back from the road, this red brick, period property offers plenty of scope for buyers to remodel and refurbish and turn it into their dream family home.

The ground floor offers flexible living space, and currently comprises; living room, drawing room, dining area, kitchen, bedroom and downstairs bathroom/utility room. Upstairs the warren of rooms continues with three double bedrooms and a family bathroom. While the upstairs rooms have some restricted head height due to the historic nature of property, this is more than offset with the charm and storage space that the eaves provide.

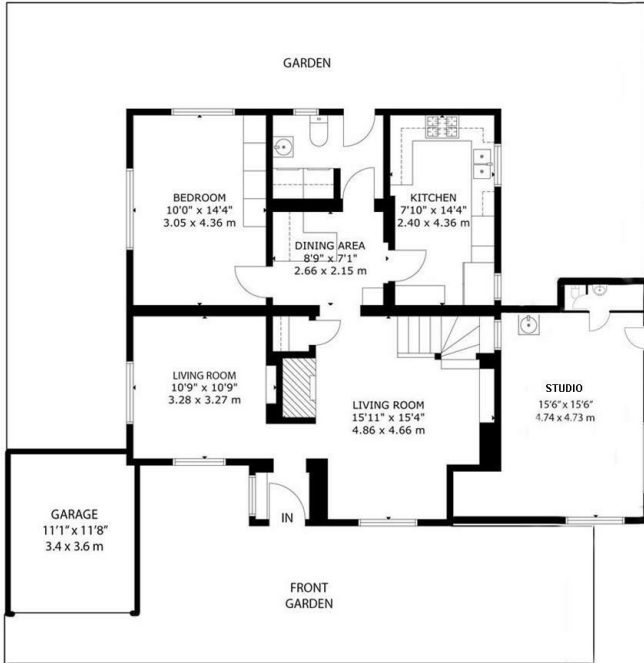
For those looking for extra space however, this property holds a further surprise with the addition of a self-contained multi-use space, with potential use as a granny flat, personal gym, or cinema room. As well as the 'studio', there is a garage providing off-street parking as well as a mature wraparound garden with decked area providing ample opportunity for al fresco entertaining in the summer months.

With the opportunity to completely refurbish the property, it has been priced accordingly and we advise purchasers who are ready to move and are already on the market or have a mortgage in place to book promptly to ensure you don't miss out on this unique property.



## Key Features

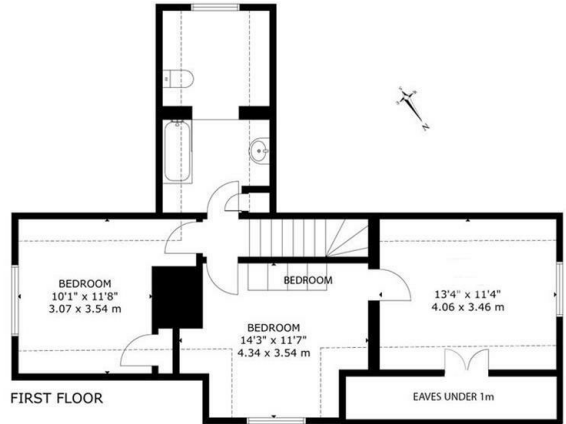
- Charming Detached Period Property
- Four Double Bedrooms
- Down stairs toilet.
- Self-Contained Multi-Use Space
- Garage & Wraparound Garden
- Close to Poulter Park & Wandle Way
- Ofsted Rated 'Good' Schools Nearby
- Good Transport Links
- EPC Rating: D
- Scope to Refurbish & Remodel



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©11112024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email. mark@steelondon.co.uk

BISHOPSFORD LODGE SM4  
 APPROX GROSS INTERNAL AREA: 130.2.sq.m - 1401.sq.ft  
 APPROX GARAGE: 12.sq.m - 130.sq.ft  
 APPROX STUDIO: 21.5.sq.m - 231.sq.ft  
 APPROX TOTAL: 163.6.sq.m - 1762.sq.ft



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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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