

TURNERS



Hillside Close, Morden, SM4

OIEO: £725,000 Freehold

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

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## Full Description

Spacious corner plot home with huge potential, now for sale exclusively with Turners estate agents. Set at the end of a cul-de-sac in the highly sought-after Cannon Hill area of Merton, this 4 bedroom family home presents a rare opportunity to purchase a substantial property with incredible scope to remodel, extend, all within close proximity to local amenities and transport links.

Occupying the corner plot, the property offers off-street parking, a garage, and a charming garden on the outside and inside the house if full of potential.

The current layout includes, welcoming entrance hallway with doors leading to a spacious living room with dual aspect windows, formal dining room with French doors opening onto the patio and rear garden, and a separate kitchen. All three rooms would be ideal candidates for modernising into varying configurations such as creating an open-plan kitchen/family room with separate cosy sitting room.

Upstairs you'll find three double bedrooms. Two benefit from dual-aspect windows, flooding the rooms with natural light, while the third also has the distinctive oriel windows of the other two, that adds to the charm of the property. There is also a bathroom and separate WC. A fantastic added bonus is the already converted loft, giving you a fourth 'master bedroom', with en-suite shower room, both with full windows and full height rooms thanks to the mansard conversion.

Outside, the rear garden features a mature lawn, patio, hard-landscaped areas, and access to a separate garage. But this space too offers plenty of options to build a summerhouse or home office or gym, most of which may come under permitted development, and still leave ample garden space for relaxing and al fresco entertaining.

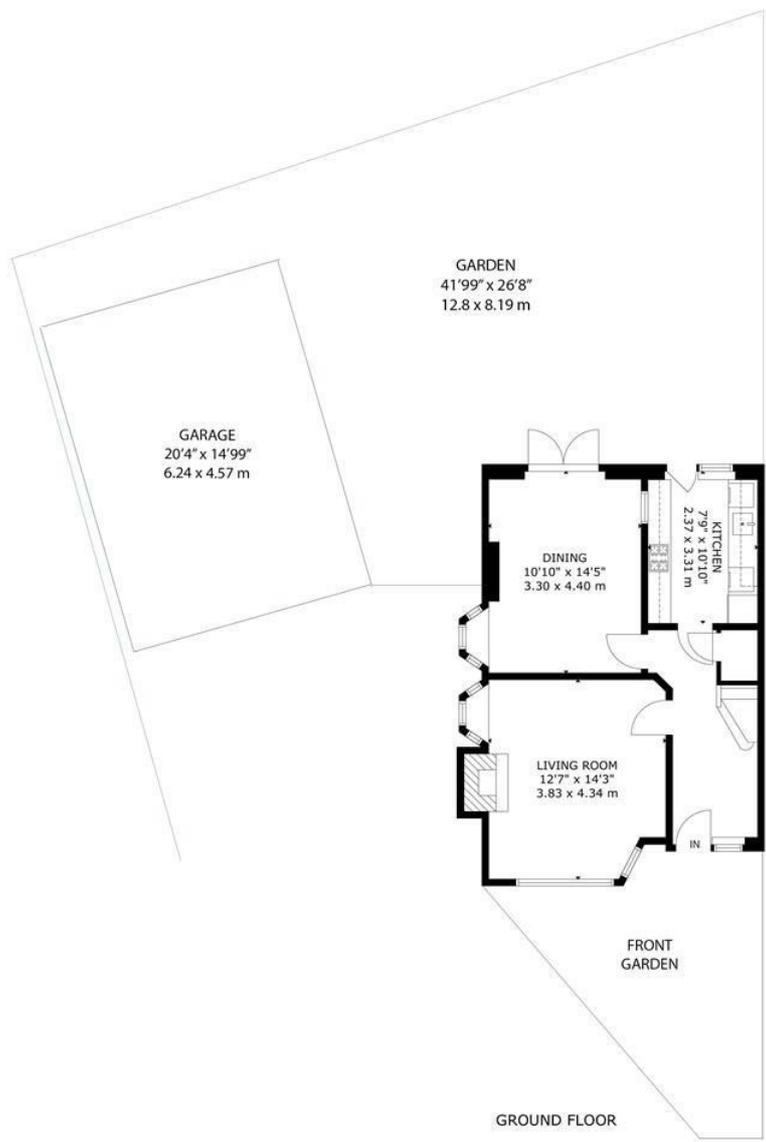
Situated on Hillside Close, the property is within a short walk of green open spaces like Cannon Hill Common, excellent local schools (including Joseph Hood, Hillcross, and Hatfield primaries), and great transport links with Morden Station, Raynes Park, and South Merton all nearby.

This is a rare chance to put your own stamp on a well-located, generously sized home in a family-friendly area. Turners anticipate strong interest. Serious buyers are encouraged to act quickly and book to view asap.

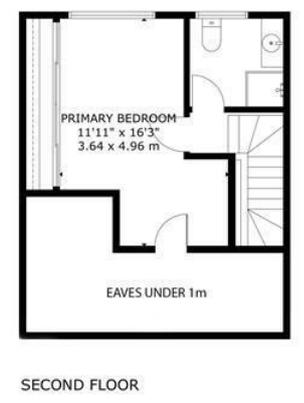
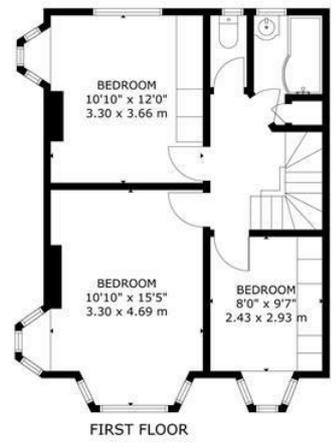


## Key Features

- Four Bedroom Family Home
- Corner Plot with Large Garden
- Already Converted Loft
- Potential to Remodel Throughout
- Off-Street Parking
- Desirable Neighbourhood
- Good Schools & Amenities
- Excellent Transport Links



**HILLSIDE CLOSE SM4**  
 APPROX GROSS INTERNAL AREA: 126.sq.m - 1356.sq.ft  
 APPROX GARAGE: 28.5.sq.m - 306.sq.ft  
 APPROX TOTAL: 154.4.sq.m - 1662.sq.ft  
 EAVES UNDER 1m NOT INCLUDED



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 license to use this plan. © 2020/21. Not to scale. Floorplan, Photography, Virtual Tour, Inventory, Video & EPIC's by www.steelford.com email: mark@steelford.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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