

TURNERS



Arundel Avenue, Morden, SM4

To Let: £3,200 PCM

020 8687 9787 | turnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





Full Description

Available to rent, a beautifully presented, four-bedroom, end-of-terrace family home with large rear garden and off street parking, located on Arundel Avenue in the popular Hillcross area of Morden.

Set back from the road with hard landscaping to the front the property has a lovely open plan living room thru dining room, with wood laminate floor and walls painted in soft neutral tones. There is a separate, modern kitchen with white gloss, units and pale coloured countertops.

To the first floor are three bedrooms and a family bathroom. Two of the bedroom are generous size double rooms while the third bedroom, although smaller would be an ideal nursery, home office or guest room. The bathroom is fully tiled in contemporary style and all of the bedrooms have wood laminate flooring.

The loft has been converted into a large master bedroom with separate bathroom and dressing room; again, all of the rooms a beautifully presented.

Back downstairs there is a large rear garden, with patio area leading to lawn, while the front allows for 2 cars to park and includes an EV charging point. There is also an additional garage.

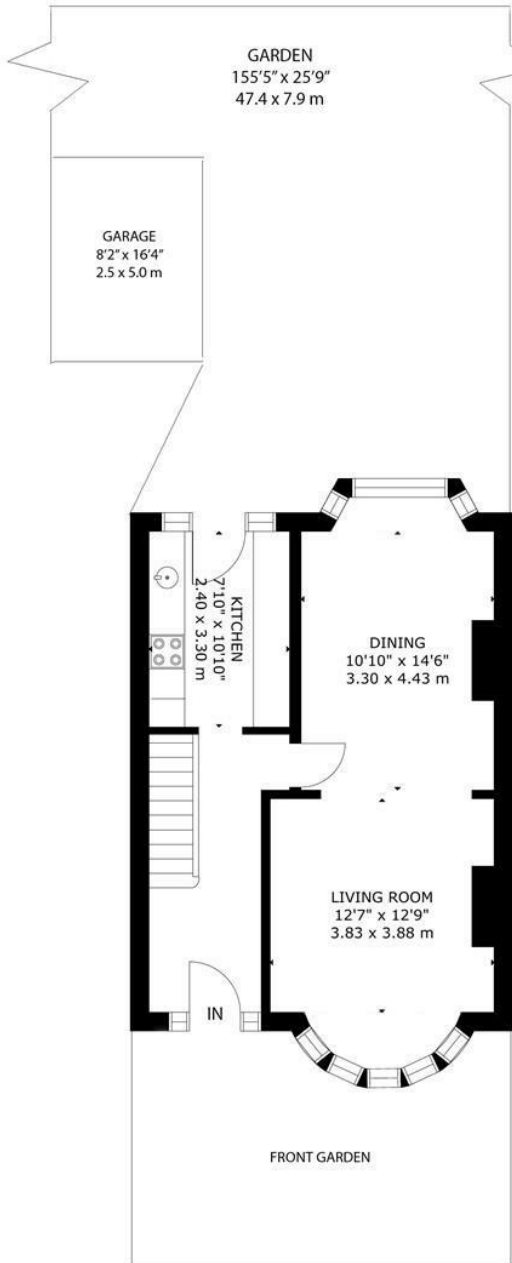
Situated on Arundel Avenue, the property is just 15 mins walk from Morden Station (based on google maps) and only moments away from the local leisure centre and Morden Park. In addition South Merton Thameslink station with easy access to Wimbledon is within a 5/10 min walk away.

Morden itself has a good number of supermarkets, shops and independent cafes and boasts excellent links into Wimbledon, Croydon, Sutton as well as the City and West End.

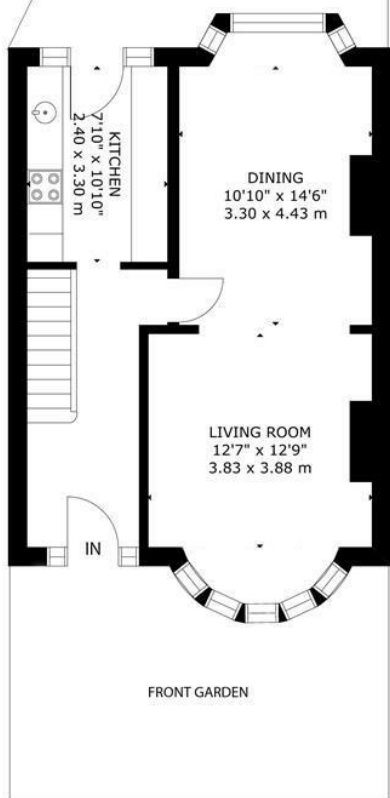


Key Features

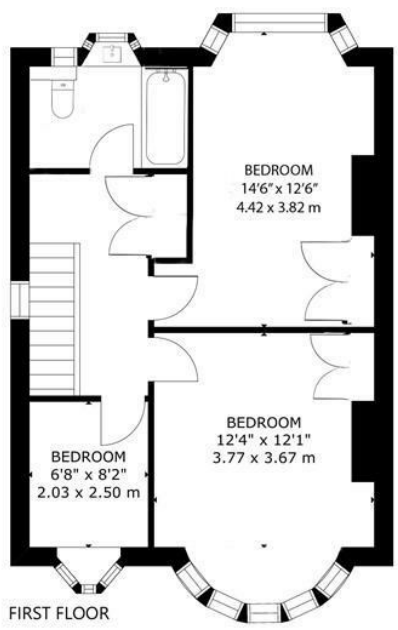
- Stunning Four Bedroom Family Home
- Master Bedroom with En-Suite & Dressing Room
- Open Plan Living Room & Dining Room
- Separate Kitchen
- Large Rear Garden
- Off-Street Parking for 2 cars with EV Charging Port
- End-of-Terrace
- Desirable Location
- Hillcross Primary school is within a 5/10 walk away.
- EPC Rating: TBC



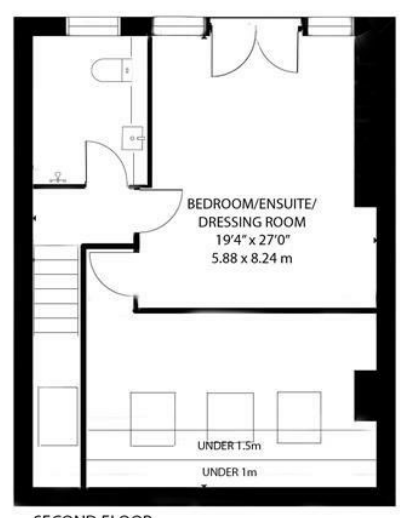
ARUNDEL AVENUE SM4
GROSS INTERNAL AREA
 149.sq.m - 1603.sq.ft
 garage: 12.5 sq.m - 135.5.sq.ft
TOTAL: 161.5.sq.m - 1738.5.sq.ft
 excludes areas under 1m



GROUND FLOOR



FIRST FLOOR



SECOND 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 ©2024/2024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelclondon.co.uk email: mark@steelclondon.co.uk

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

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