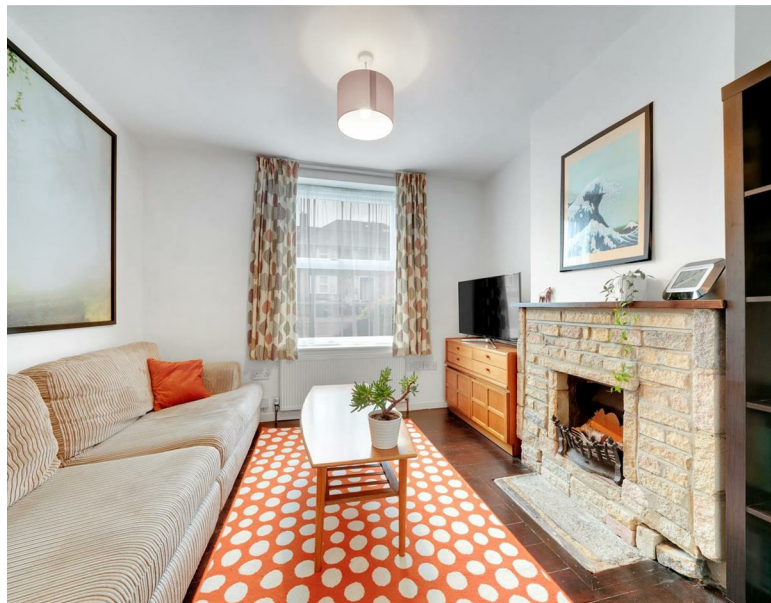


TURNERS



Garendon Road, Morden, SM4  
£475,000 Freehold

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## Full Description

Beautifully presented throughout, this stylish, three-bedroom, mid-terrace property situated is a must view for all serious property buyers.

Set back from the road with off-street parking, this property charms from the very beginning with a cheery red door leading to the hallway. To your left is the living room which is fully open to the eat-in kitchen and part-open to a cosy family room. Together they create a lovely flow to the ground floor while also being their own discrete spaces.

Chalk-white painted walls take you from room to room; the family room and living room has wood flooring, the kitchen has flagstone effect linoleum floor and ample cream, matt cupboards with contemporary worktops, splash-backs and fittings.

There is also a useful utility/laundry room to the ground floor with WC and hand basin.

Upstairs are two-double bedrooms and third smaller bedroom that would make a great home-office, guest room or as is used now, delightful nursery.

The two main bedrooms easily accommodate double beds, wardrobes and freestanding bedroom furniture and like downstairs have white painted walls complimented by the soft carpet underfoot.

The bathroom keeps its simple with a white, three-piece bath suite and shower over the bath.

Back downstairs to the rear garden, which is accessed via from the kitchen, a small terrace with steps down, leads to a paved patio area and onto a real-grass lawn with mature shrubs and garden shed.

Situated toward the southern end of Garendon Road, the property is just a short walk away from the shops and amenities of Rosehill roundabout while St Helier overground station is just 0.6 of a mile away based on google maps. The area is surrounded by green space and Morden town centre is just a short drive, (approx 8mins) while the area is also very well served by local bus routes.

With its good decoration, three bedroom off-street parking and garden, this property will appeal to first time buyers looking to secure their footing on the property ladder.



## Key Features

- Video Tour Available
- Three Bedroom House
- Family Room, Living Room & Kitchen
- Separate Laundry/Utility Room
- Charming Rear Garden
- Off-street Parking
- Close to Local Shops & Amenities
- EPC C
- Downstairs W,C
- Beautifully Presented Throughout

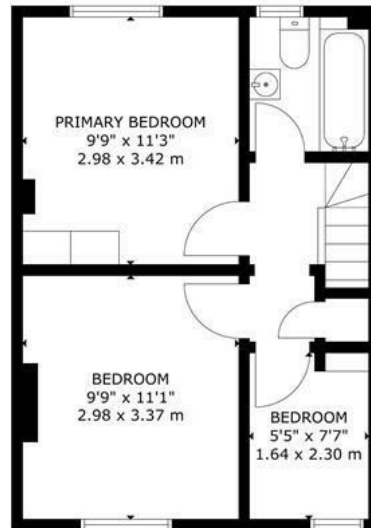
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GARENDON ROAD SM4  
GROSS INTERNAL AREA  
TOTAL: 84.sq.m - 902.sq.ft



GROUND FLOOR



FIRST 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 ©19092023. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email. mark@steelondon.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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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