

TURNERS



Faversham Road, Morden, SM4  
£450,000 Freehold

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

TURNERS







## Full Description

An opportunity to purchase a two-bedroom, end-terrace property with rear garden and plenty of scope to further remodel and convert. The house is within walking distance of Morden Station, local amenities and a number of 'good', ofstead rated schools.

This two double bedroom property is well-presented, the current owners having a tasteful eye for contemporary décor. Enter into the living room with an exposed brick wall, complimented by the pale-coloured, painted walls, large bay window and a feature fireplace with electric fire for cold winter nights.

The kitchen has ample work units in a modern soft, sage green colour with sleek finger pulls and natural wood countertops. Brick walls have been painted white to give a clean yet textured appeal, Form the kitchen a door leads you into the conservatory, currently used as such, but would also make a pleasant dining room overlooking the rear garden.

There is a downstairs bathroom, with white, three-piece bath suite of WC, sink and bath with shower over the bath and the bathroom is fully tiled throughout.

Upstairs are two, double bedrooms and both are painted in soft, neutral tones and have warm-coloured wood laminate flooring. In addition there is also an upstairs WC for added convenience.

Back downstairs to the rear is a substantial garden, with a patio area and real lawn.

While this property is well-presented and tastefully decorated, it has been a much-loved family home with natural wear and tear, and so there is still plenty of scope to refresh and create your own dream home. The layout already works as is, but potential purchasers may consider turning the conservatory into an extension and converting the loft into a master bedroom with en suite thereby turning it into a three bedroom house with rear extension, most of which would come under permitted development; though it is still best to check before embarking on any works.

Faversham Road is located on the popular St Helier estate in Morden and is less than a mile, (approximately 20 minutes walk), from Morden station and town centre; which has a number of supermarkets, local shops and cafes.

Morden recreation ground is situated just behind the property with plenty of open green-space, recently refurbished multi-use sports pitches, recreation and outdoor gym facilities, kindergarten and is home to Merton rugby club.

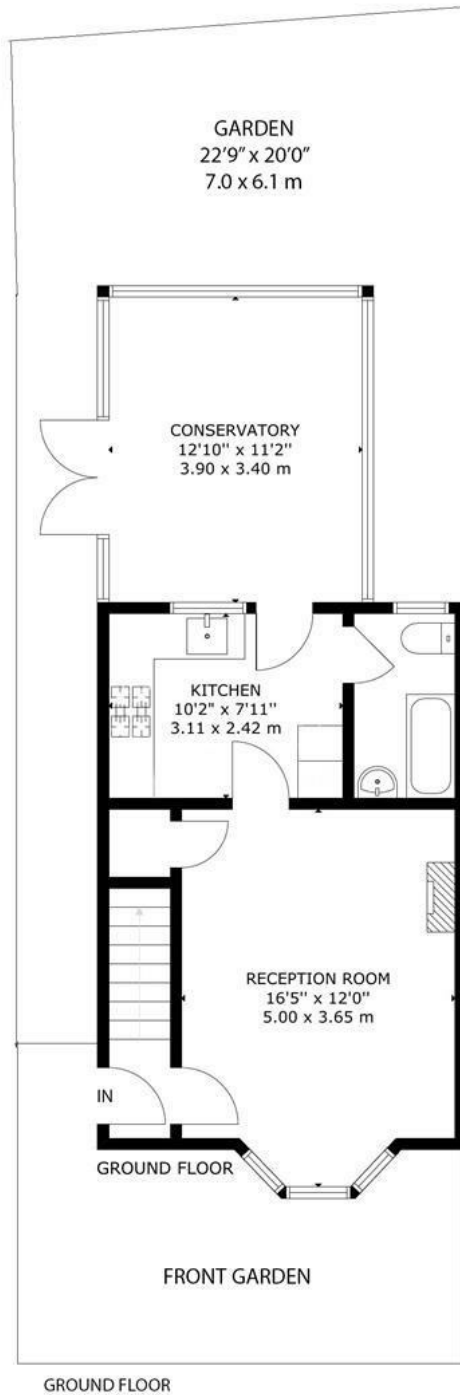
Turners expect there to be significant interest on this property and advise any interested applicants to book a viewing asap.





## Key Features

- Two Double Bedrooms
- End of Terrace
- Well-Presented
- Double-Glazing Throughout
- Rear Garden
- Potential to Remodel/Convert



GROUND FLOOR

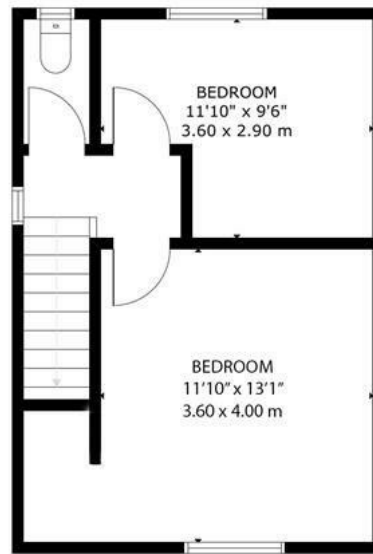


FAVERSHAM ROAD SM4  
GROSS INTERNAL AREA

66.sq.m - 710.sq.ft

CONSERVATORY: 13..sq.m - 139.sq.ft

TOTAL: 79.sq.m - 850.sq.ft



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, Sqfootage & 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 ©12062024. 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>			<b>82</b>
(81-91) <b>B</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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