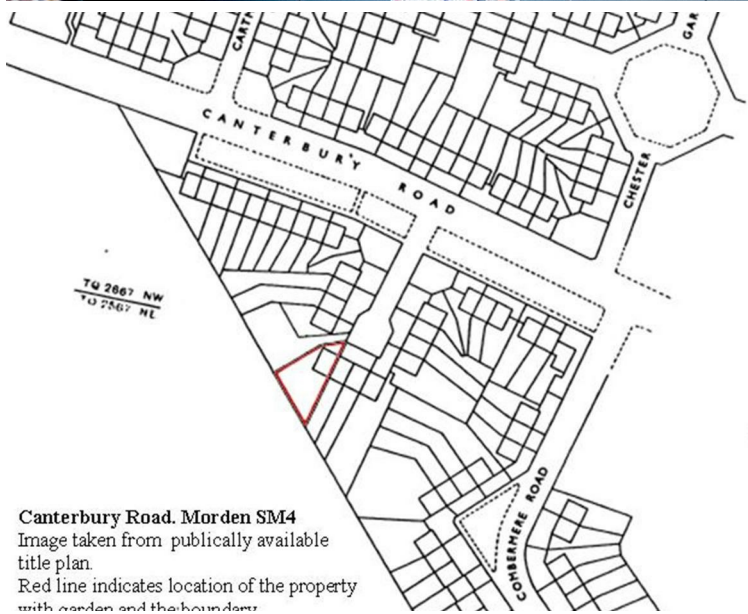


TURNERS



Canterbury Road, Morden SM4  
Image taken from publicly available  
title plan.  
Red line indicates location of the property  
with garden and the boundary



Canterbury Road, Morden, SM4  
£475,000 Freehold

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## Full Description

Perfect for first time buyers, a two bedroom, semi-detached property with large wraparound garden in a cul-de-sac location yet all within walking distance of Morden Town Centre, Morden station and local amenities.

The property has been a much-loved home for many years and although clean and neatly presented throughout, the vendor has priced the property knowing buyers will like the opportunity to refurbish the property.

To the ground floor is a dining room open to the living room and separate kitchen with door leading out to a large garden.

Upstairs are two double bedrooms and a family bathroom.

The property benefits from a large garden, which wraps around from the side to the rear. Currently hard landscaped throughout there is loads of potential to extend into the garden, (both side and back, STPP) and still have space to lay-to-lawn or create a summer house etc.

It is also worth noting that the loft has not been fully-utilised and yet could be converted under permitted development to create a third bedroom with en-suite bathroom.

Situated on Canterbury Road, the property is within walking distance of Morden Station (Northern Line) and town centre, being just under a mile away. Morden offers a selection of good amenities with a number of shops and supermarkets in the town itself and a new leisure centre also close by. There are frequent bus services serving the local area and beyond to Sutton, Croydon, Wimbledon and Epsom.

Overall, this house offers a good opportunity for first time buyers looking to get onto the property ladder and viewing is highly recommended. Note however given the expected interest in the property, purchasers will need to have their finances in place or be under offer.

Additionally buyers who act fast and are able to complete before the 31st March 2025, may benefit from some savings on the Stamp Duty increases which take effect in April 2025.

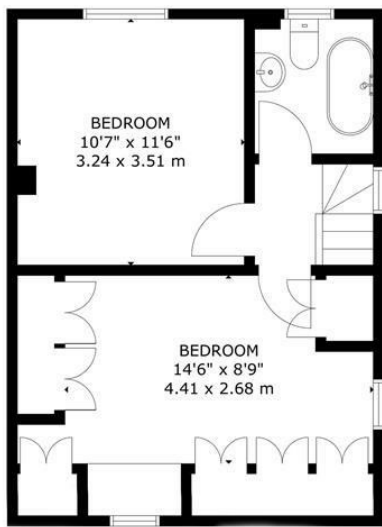


## Key Features

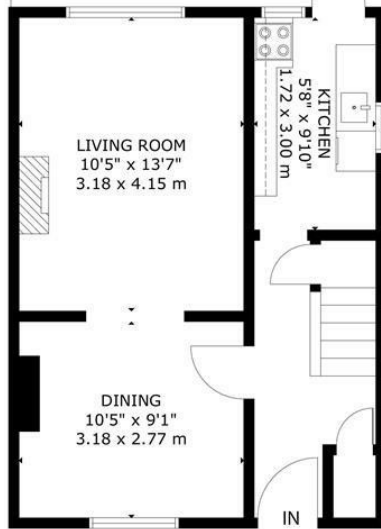
- Two Bedroom House
- Large Wraparound Garden
- Cul-De-Sac Location
- Potential to Extend & Convert
- Complete by end March 2025 before Stamp Duty Increases!
- No upward chain.
- Parking via rear side access
- Parlour style
- EPC rating
- Upstairs bathroom



CANTERBURY ROAD SM4  
GROSS INTERNAL AREA  
APPROX TOTAL: 71.sq.m - 762.sq.ft



FIRST FLOOR



GROUND FLOOR

GARDEN

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

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 85        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 70                      |           |
| (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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