

TURNERS



Edward Avenue, Morden, SM4

OIEO: £575,000 Freehold

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

TURNERS





Full Description

For sale, a charming two-double bedroom, bungalow on Edward Avenue, Morden, SM4. Situated in a quiet, residential area the property is just a short walk to Morden Hall Park, surrounded by good schools and has excellent transport links, the property is well-presented but also offers potential to update and refurbish.

The property is set back from the road with a gravelled front garden with mature shrubs and artificial lawn. Entering the property via the porch, either side of the hallway is a double bedroom, one currently utilised as living space, the other has fitted wardrobes and both benefit from bay windows. From the hall way carry on through the property and there is a good, size living room which opens out onto a potential dining/home office area. The room offers ample space to create discrete living and dining areas or present it as an open-plan living space.

There is a separate, part-fitted kitchen with clean white contemporary cabinets and grey composite worktops with white, metro-style tiled splash-backs. There is an integrated oven and hob with overhead extractor hood. Leading off from the kitchen is a conservatory and a laundry room, notably the conservatory has professionally fitted blinds and ceiling fan, ideal for bright sunny days.

The main bathroom is simple and clean, with a white, three-piece bath suite and part tiled walls: In addition there is a separate shower room with a walk-in shower, WC and wash basin.

The rear garden is predominantly hard landscaped making it very easy to maintain and provides plenty of space for bbq's and outside entertaining. The garage is accessed via the driveway running down the side of the property meaning there is space for off road parking as well without using the garage.

Eagle-eyed buyers will note that the current layout lends itself to some minor remodelling in which one could create a large wraparound living room and extending the kitchen to align better with the laundry room and still not taking away any space from the garden.

Edward Avenue is in a popular, sought-after residential area and is just a short bus ride away from Morden town centre and underground station: With good transport links, the garage, garden and two-double bedrooms and lots of scope to reconfigure the living spaces we expect this property to be very popular so book a viewing today to make sure you don't miss out.

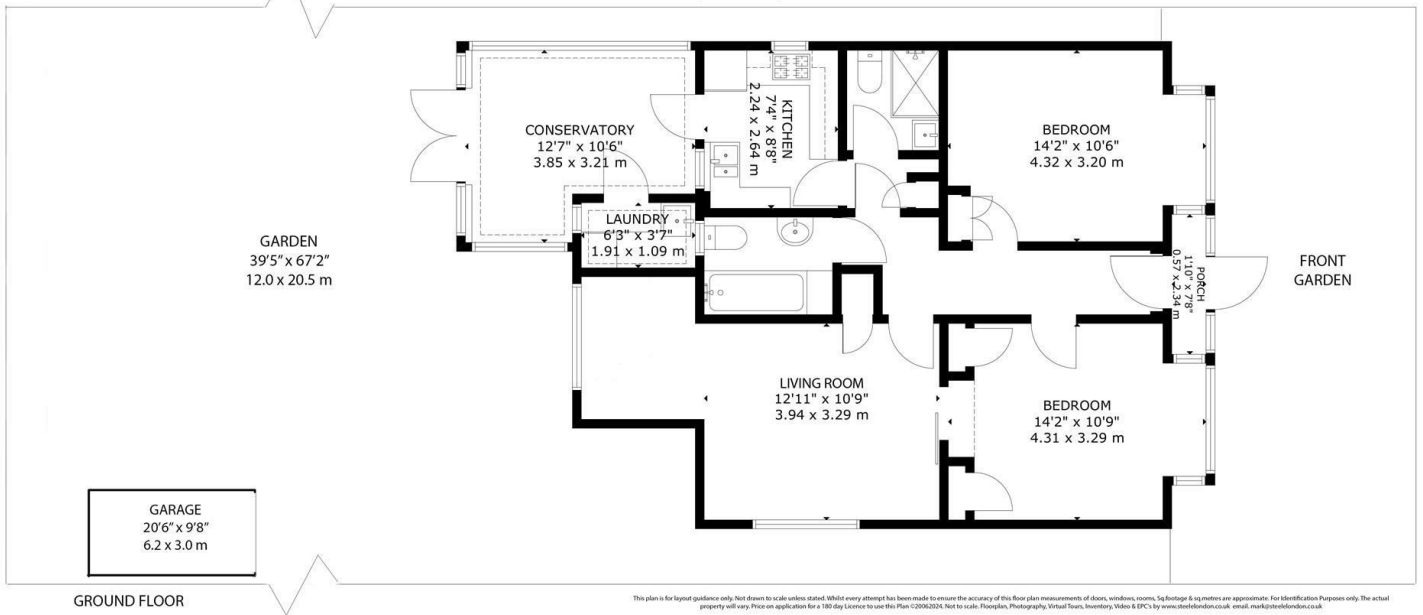


Key Features

- Two Double Bedroom Bungalow
- Large Rear Garden
- Off Street Parking & Garage
- Modern Kitchen, Bathroom & Showerroom
- Potential to Reconfigure & Extend
- EPC Rating: D



EDWARD AVENUE SM4
 GROSS INTERNAL AREA
 83.sq.m - 893.sq.ft
 includes conservatory
 GARAGE: 18.6.sq.m - 200.sq.ft
 TOTAL: 101.6.sq.m - 1093.sq.ft



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, setbacks & sq.meters are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©2006/2024. Not to scale. Floorplan, Photography, Virtual Tour, Inventory, Video & EPC's by www.stevedonlon.co.uk email: mark@stevedonlon.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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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