

TURNERS



Malling Gardens, Morden, SM4  
£475,000 Freehold

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

TURNERS







## Full Description

Turners are pleased to bring to the market, a well-presented, three-bedroom family home, with a large, rear garden, and oodles of potential to extend and convert. The property is located in Malling Gardens, within approx 1 mile of Morden station and just moments away from Morden Hall Park.

This charming property is set back from the road in a cul-de-sac locale and comprises; living room with thru dining room, both painted in a fresh, creamy tone with and honey-coloured, wood laminate flooring and each room boasts it own feature fireplace. The kitchen has ample cabinets, with composite worktops and tiled splash-backs; an integrated oven with hob and extractor hood above as well as room for appliances

Upstairs, the three bedrooms welcome you with cream coloured painted walls and soft carpet underfoot. The main bedroom benefits from built-in wardrobes, leaving plenty of space for a king-size bed and bedside furniture while the second, double bedroom can also easily accommodate a double bed and freestanding furniture. The third bedroom while slightly smaller would make a perfect guest room, nursery or dedicated home office. The bathroom is fully tiled and has a white three-piece bath suite with shower over the bath.

Outside is an attractive, rear garden with patio area leading to lawn and a useful, brick built, garden shed.

The property benefits from a new roof and porch (works carried out xyz?), but potential buyers will also see the further potential to convert the loft and/or extend the rear, both of which can be done under permitted development – within reason.

Malling Gardens is located just off St Helier Avenue and Morden town centre is within a mile and the National Trusts' Morden Hall Park is just a short stroll away. There are excellent transport links with several bus routes serving the local area including Morden, Sutton, Croydon and Wimbledon.

There are a number of good primary schools in the area, such as St Teresa's and Malmesbury Primary schools as well as the Harris Academy for older children.

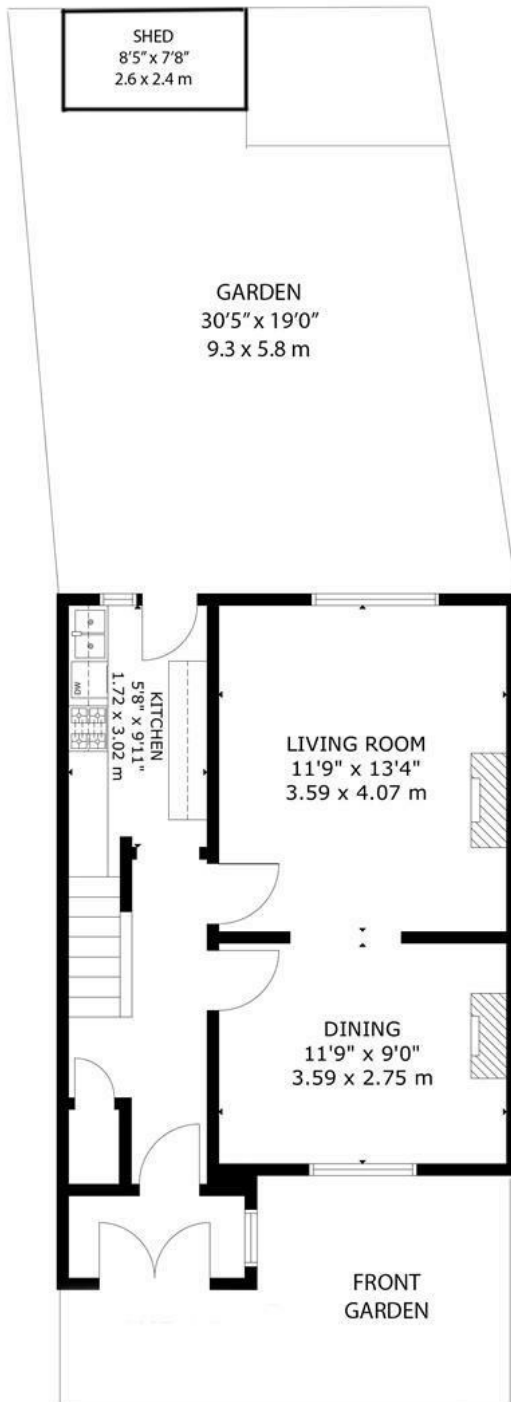
This property would make a lovely first time purchase for buyers looking to get on the property ladder or anyone looking for a family home with good schools nearby. As such, Turners expect considerable interest in this property and advise you to secure your viewing appointment asap.



## Key Features

- Mid-Terrace Family Home
- Three Double Bedrooms
- In Good Condition Throughout
- Attractive Rear Garden
- Cul-de-Sac Location
- Good Schools Nearby
- Excellent Transport Links
- EPC Rating: TBC
- No onward chain

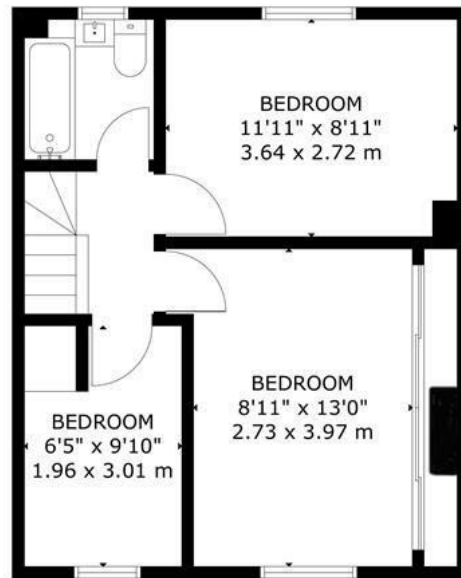




GROUND FLOOR



MALLING GARDENS SM4  
GROSS INTERNAL AREA  
TOTAL: 78.sq.m - 842.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, Sq.footage & sqmetres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©2506/2024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email. mark@steelelondon.co.uk

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