



Hillside Close, Morden, SM4  
 £700,000 Freehold

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





## Full Description

An opportunity to acquire a property project with scope to remodel, extend and expand. Set at the end of cul-de-sac, this, Blay designed & built home is sited on a significant corner plot, and has off-street-parking and located within a very desirable residential neighbourhood.

This property has been a much loved family home and is now seeking a new owner that is looking to create their own dream property. Set at the end of a cul-de-sac the property has lots of potential, mixed with plenty of existing benefits including; double aspect to many of the key rooms, potential to remodel and reconfigure the layout as well as converting the loft all within permitted development, scope to develop to the side and the rear of the property stpp, off street parking and garage, desirable location near Cannon Hill common, and close to good schools and all within less than 30mins walk of Morden station (based on google maps.)

Based on the current layout, you enter into the property into a hallway with living room to the right followed by a formal dining room which has French doors leading out onto a patio. There is a separate kitchen, though modern lifestyles may prefer to turn the kitchen and dining room into a fantastic, bright sunny, family room and retain a cosy, quieter sitting room to the front of the property.

Upstairs are three double bedrooms, two of which have a double aspect, while the third bedroom, although smaller, still has a charming oriel window that the other rooms have and that make the property so attractive. There is a bathroom and separate WC.

Back downstairs the rear garden currently includes a patio area, separate garage, mature lawn area and sizeable, hard-landscaped area with greenhouse. As any savvy buyer can envisage, this has lots of potential, from the possibility of a summerhouse, private gym, home office or even a granny flat, though, these may be subject to planning permission.

Situated on Hillside Close, the property is located within the popular and desirable, Cannon Hill area of Merton, and offers excellent access to open green spaces including Cannon Hill Common and good schools including Joseph Hood, Hillcross and Hatfeild primary schools, The area, although residential, is well served by local buses, and is in fact still approx only 25-30mins walk to Morden town centre or to Raynes Park or South Merton station even closer.

The desirable corner plot, off-street parking and opportunity to completely remodel, will makes this property an attractive purchase; Turners expect a lot of interest and would urge serious buyers to ensure they are already sold and/or have a mortgage in place.

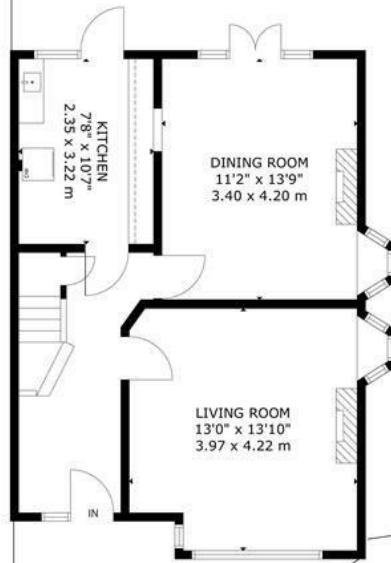
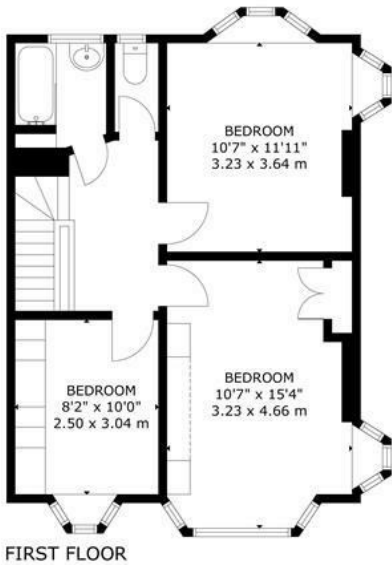


## Key Features

- Spacious 3 Double Bedroom House on Corner Plot Site
- Blay Designed & Build Home
- Large Rear Garden
- Desirable Cannon Hill Area Locale
- Off-Street Parking
- Scope to Remodel, Extend and Convert
- Garage
- No upward chain
- Cul-de-Sac location
- EPC rating: TBC



HILLSIDE CLOSE SM4  
 APPROX GROSS INTERNAL AREA: 99.sq.m - 1065.sq.ft  
 APPROX GARAGE: 30.6.sq.m - 437.sq.ft  
 APPROX TOTAL: 139.5.sq.m - 1502.sq.ft



**GARDEN**  
 57'4" x 45'2"  
 17.5 x 13.8 m



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 ©30012025. 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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</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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