

TURNERS



**Queen Elizabeth Gardens, Morden SM4**

**OIEO: £300,000 Leasehold**

0208 687 9787 | [turnersproperty.com](https://turnersproperty.com) | 105 London Road, Morden SM4 5HP

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## Full Description

A fantastic opportunity to acquire a beautifully presented, one-bedroom maisonette with a private balcony, located within a quiet secluded cul-de-sac just moments away from Morden Station and local amenities.

The unassuming frontage of this maisonette hides a charming, well-presented home with lots of features and a practical layout not often seen in more modern developments.

Beautiful hard wooden floors flow throughout the main living area, where there is ample space for a discrete dining area, allowing the rest of the room to be used as living space. An alcove cleverly used by the current owners, has the potential to house a desk for a home office without encroaching on the living space. Sliding patio doors lead out to the balcony allow the south-west facing sunlight to flood-in late into the evening.

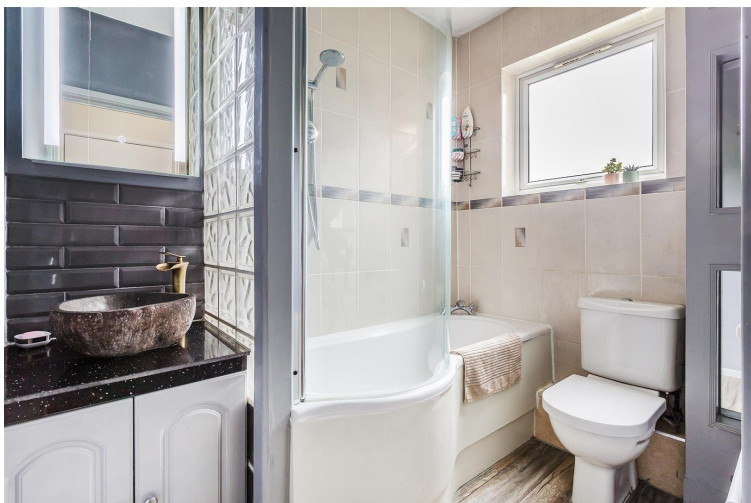
Out onto the decked balcony there is space enough for potted plants and shrubs and for a table and chairs and where you can enjoy alfresco dining.

The kitchen neatly presented with wood effect cabinets and darker composite worktops with tiled splash-backs, while more heritage looking than the current fad for 'charcoal grey kitchens', there are still all the mod cons with integrated cooker and extractor hood above, and ample space for a fridge- freezer.

The bathroom is equally well-thought out with a shower-bath with glass screen and a contemporary wash basin.

Spacious bedroom which could accommodate a king size bed with plenty of space for wardrobe and other freestanding furniture.

Situated in Queen Elizabeth Gardens, the maisonette is at the end of the cul-de-sac which can only be accessed via Links Avenue with no through roads making it very secluded and quiet, yet the property is within 10 minutes' walk of Morden Tube



Station (Based on Google maps). Morden Park is also just moments away as is Morden South over ground station and the recently built Morden Leisure Centre. There is a selection of supermarkets and several independent Shops, Cafes and Restaurants all in the immediate vicinity.

With its well thought out configuration, private balcony, secluded location yet being in the centre of Morden Turners expect this property to receive plenty of interest and therefore advise any serious buyers to book an appointment to view asap.

Viewing is by arrangement only contact: [0208 687 9787](tel:02086879787) / [info@turnersproperty.com](mailto:info@turnersproperty.com)

## Key Features

- Well Presented One Bedroom Maisonette
- Private Balcony
- Contemporary Fixtures & Fittings
- Secluded Cul-De-Sac Location
- Morden Town Centre Moments Away
- EPC Rating: C
- Video Tour: <https://youtu.be/ySREgtiahzM>

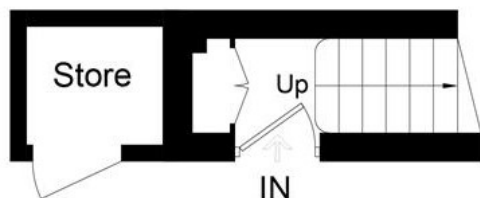




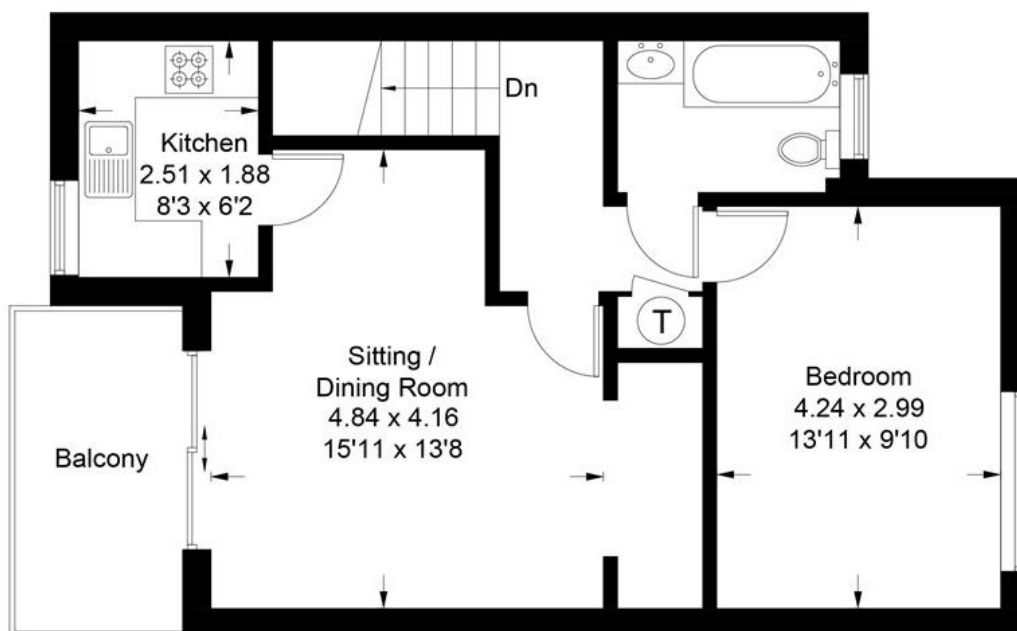
Approximate Gross Internal Area = 53.0 sq m / 570 sq ft

Store = 1.1 sq m / 12 sq ft

Total = 54.1 sq m / 582 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID866145)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69   c  | 76   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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