

TURNERS



Ashridge Way, SM4

OIEO: £625,000 Freehold

0208 687 9787 | turnersproperty.com | 105 London Road, Morden SM4 5HP

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Full Description

An opportunity to acquire a 'property project'; this four-bedroom, end of terrace, property with its converted loft and single storey rear extension has all the ingredients to make a wonderful family home.

Set back from the road with off-street parking; enter the property into a hallway with living room to the left and kitchen straight ahead.

The living room has a large bow window and is open to the large dining room which has double doors leading out to a sun room overlooking the garden.

The layout on the ground floor, with an extension already in place, offers lots of scope to remodel to suit modern family life, such as creating an open-plan kitchen and family room.

Upstairs on the first floor are three bedrooms and a family bathroom. Two of the bedrooms are double bedrooms with ample space for double bed with wardrobes and usual bedroom furniture. The third bedroom at approx 7'10 x 7' this room is a good size nursery, guest room or home office.

The loft has been converted to provide a master bedroom with en-suite and ample storage space and natural light. Back downstairs and to the rear of the property is a good-size rear patio garden with tool shed.

Potential buyers will appreciate that the property has previously been extended and converted but will like the opportunity to look to completely refurbish and remodel to one's own taste and turn the property into a charming and substantial family home.



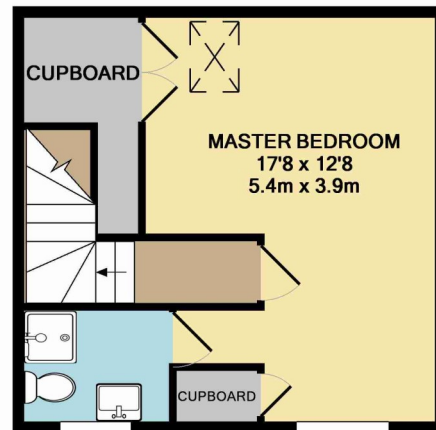
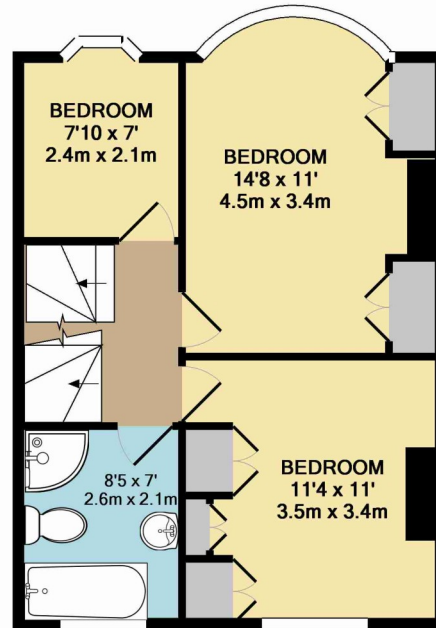
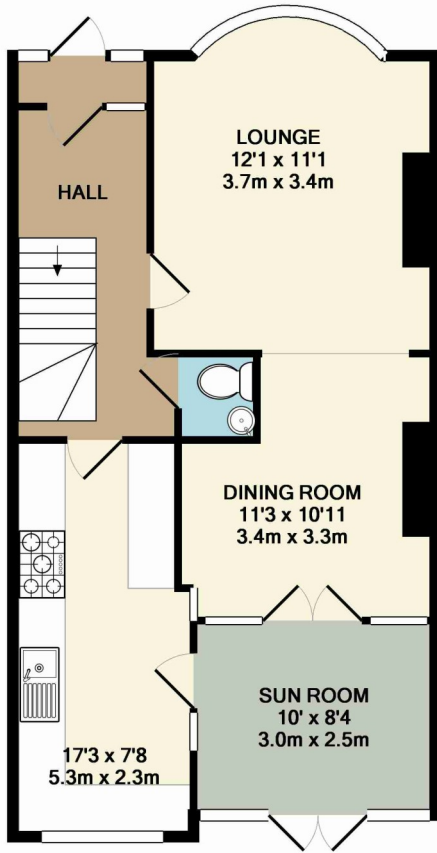
Situated on Ashridge Way, the property is in a much sought-after residential area, with good schools, transport links and amenities all within the immediate vicinity. Including the new multi-million pound Morden Leisure Centre, Morden Park and the town centre itself is less than a mile away.

Booking will be essential for this property as Turners are expecting a lot of interest from serious buyers ready to move.

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

Key Features

- Four Bedroom House
- Property Project
- Already Extended & Converted
- Popular Residential Location
- Rear Garden
- Off-Street Parking
- EPC Rating D
- Video Tour: <https://youtu.be/Batlx5p4qlQ>



TOTAL APPROX. FLOOR AREA 1334 SQ. FT. (123.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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