

TURNERS



Cedars Road, Morden, SM4  
£700,000 Freehold

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

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## Full Description

For sale, an attractive, three-bedroom, end-terrace, family home with kitchen –dining room, living room, double garage and boarded loft; situated in a popular cul-de-sac just moments away from Morden Station.

The property has hard standing to the front with entrance into porch leading into the hallway, with doors on the right into the living room and dining room respectively.

Currently the living room is set up as a bedroom to cater for the residents' personal circumstances, and is painted in quiet grey tones and can be easily remodelled into a welcoming, family space.

The dining room and kitchen are again painted in shades of white and grey and while open to one another, are presented as discrete spaces with oak flooring to the dining room and tiled floor to the kitchen. The dining room offers plenty of space for formal dining and plenty of opportunity for entertaining guests! White cupboards, with contrasting countertops and contemporary tiled splash-backs give the kitchen a clean, modern air, complimented by the large, chrome double oven and roof light. There is also a downstairs bathroom.

Upstairs, are three bedrooms, two spacious doubles and a third smaller bedroom though, at over 9'x 7' would still accommodate a double bed and make a great guest room, nursery or home office. There is also a family bathroom with white, three-piece bath-suite and shower over the bath. The loft has also been boarded out and can be used for storage and could be fully converted under permitted development for permanent use.

Back downstairs there is a substantial rear patio with partial covering for shade, making it ideal for al fresco entertaining. There is then access to the two garages.

Situated on Cedars Road, the property is just a short walk away from Morden Station (approx 7 mins based on google maps) with lots of local amenities, including supermarkets, coffee shops and restaurants.



## Key Features

- 3 Bedroom Family Home
- Very Close to Morden Tube Station
- Ground Floor Extension
- Downstairs WC & Shower Room.
- Large Double Garage with Easy Vehicle Access.
- Cul-de-Sac Location
- No Onward Chain
- Well Maintained Property



CEDAR ROAD SM4  
 GROSS INTERNAL AREA  
 134.1.sq.m - 1444.sq.ft  
 Garage: 46.sq.m - 494.sq.ft  
 TOTAL: 180.sq.m - 1938.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, 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 ©30042024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email. mark@steelondon.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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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