

TURNERS



Iona Close, Morden, SM4  
Offers Over: £400,000 Freehold

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

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## Full Description

**OPEN DAY:** Saturday 20 th January 2024, 12:00am - 13:00pm. Please email to book your appointment. Turners present to the market, a two-bedroom, two-bathroom house with private parking, set in Iona Close, a quiet cul-de-sac on the Sutton/Merton Borders.

Having previously been tenanted, this property offers a blank canvas for first time buyers, with plenty of scope to make it their own, or alternatively an easy-to-let property for professional landlords.

The property has been well-maintained by the tenants and is decorated in neutral colours throughout with wood laminate flooring to the downstairs rooms and soft pale carpet to the bedrooms.

Prospective buyers will note that being set up for tenants, the property currently has two open-plan living room/kitchens both of which could easily be converted to one or other to provide a separate spacious living room/dining room and eat-in kitchen. Of course purchasers may choose to completely reconfigure the downstairs and benefit from having plumbing and wiring in place for multi-purpose rooms.

Upstairs are two double bedrooms, both of which have built-in storage; leaving ample space for a double bed and freestanding furniture. The family bathroom has a three-piece bath suite with shower over the bath and part tiled walls with tiled flooring while the downstairs shower room is fully tiled.

Back downstairs, French doors lead out to a good-size garden with patio area and lawn, perfect for bbq's and space for young children to play and adults to relax.

Iona Close is a cul-de-sac made up of modern, purpose built homes each with parking. Based in the London Borough of Sutton though very close to the Sutton and Merton boundary, the property has access to good schools, green spaces and plenty of local amenities. Nearby on both Love Lane (approx 8mins walk based on google maps) and Rosehill Roundabout (approx 11 mins walk based on Google maps) you can find a number of bus services and shops. St Helier overground Station is also close by.

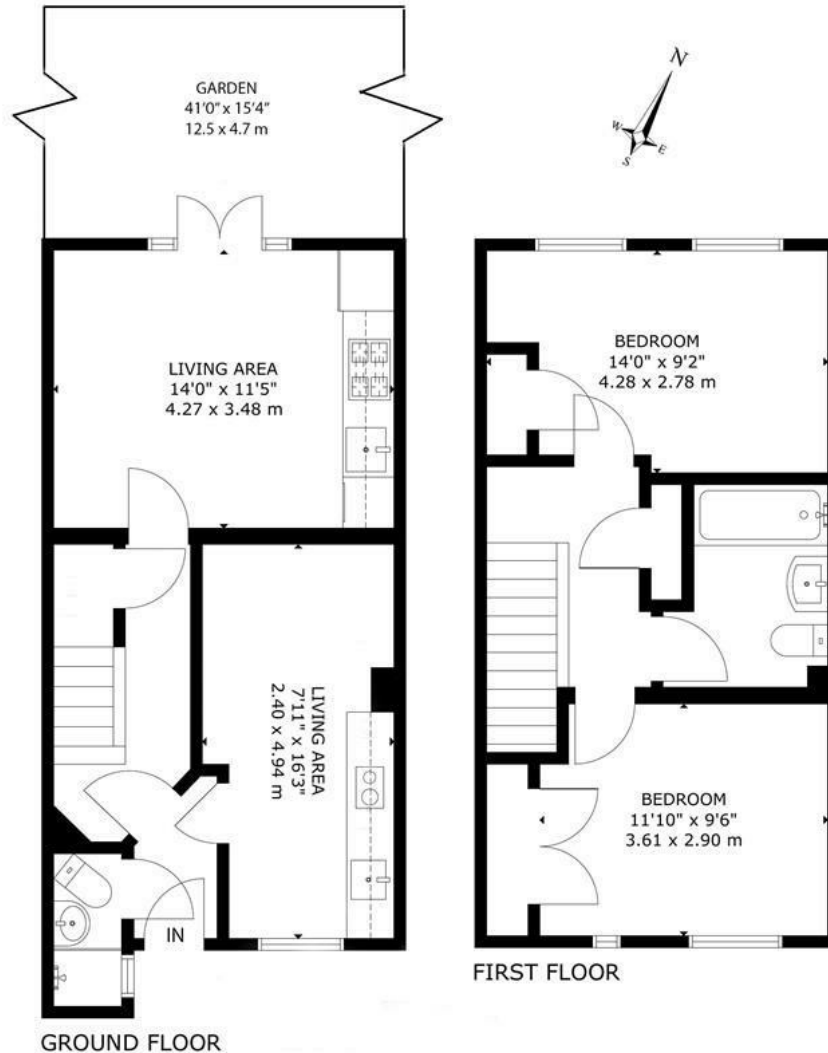
With its neutral décor, private parking, cul-de-sac location and scope to remodel and reconfigure, this property has the potential to make a lovely family home and we advise any serious buyers to book to view asap.



## Key Features

- Two Bedroom House
- Good order
- Off-Street Parking
- Good Size Rear Garden
- EPC Rating: TBC

LONA CLOSE SM4  
 GROSS INTERNAL AREA  
 TOTAL: 76.sq.m - 818.sq.ft



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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