

TURNERS



Blanchland Road, Morden, SM4
£325,000 Leasehold

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

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Full Description

Calling all first time buyers! Rare opportunity to acquire an exceptionally spacious, split level, one-bedroom maisonette with balcony and open-plan living room/kitchen and off-street parking; all located within a short walk of Morden Town Centre.

Enter this upper-floor maisonette via the private entrance at ground floor, with stairs leading up to landing and entrance into the large, open-plan living room kitchen with white painted walls and wood laminate flooring throughout, creating a fresh, light and airy ambience. The kitchen has white gloss units with sleek chrome handles complimented by the black quartz-effect countertops and integrated cooker with extractor and brushed steel splashback adding a discreet accent of style.

The floor to ceiling window and glazed door which opens out onto a good-size balcony allow plenty of natural light into the room; with the balcony being more than big enough for outdoor furniture, allowing you to enjoy your morning coffee or evening drinks al fresco.

While open-plan, the living room kitchen is of such a size that zones can be designated, with room for a dining area and discrete living area allowing you to experiment and change the layout from season to season, perhaps sometimes looking out onto the balcony during the summer or in winter creating a cosy, screen off living area.

Upstairs is a large, (13'6 x 12'6) loft style bedroom with a built-in mirrored wardrobe. Again, painted white throughout the room offers a calm oasis away from the bustle of London living.

The main bathroom has a white, 3-piece bath suite with WC, wash basin and bath with shower over it and clear glass shower screen. The floor is tiled and walls are part-tiled featuring high quality and stylish tiles from Porcelanosa with a natural-coloured texture to add a feeling of warmth and luxury, yet still making it easy to maintain. Note, downstairs is an additional WC with hand basin making it convenient for guests.

Situated on Blanchland Road, in Morden, the property benefits from being immediately around the corner from Sainsbury's local and also being only approx 12 mins walk from Morden Station (based on Google maps) and all of the amenities of the town centre, including a wide variety of restaurant & bars, Metronome independent coffee shop, On One Fitness independent gym, and a number of high street shops and excellent transport links. Across the road is Morden Rec, a popular park with multi-use sports pitches and is home to Merton Rugby Club. National Trust Morden Hall Park is approx 12 minutes walk; featuring a rose garden, garden centre and wetland habitat - a historic parkland and suburban oasis for nature lovers to enjoy.

Bigger than most pokily designed two-bedroom apartments at over 700sqft; this one-bedroom, split-level maisonette, offers the security of a private front door with no one else coming and going, parking space and fantastic access to local amenities and transport all on the doorstep. This property will very much appeal to buyers looking for a stylish apartment that befits their lifestyle.



Key Features

- Large, One Bedroom Maisonette
- Split-Level - Top Two Floors
- Open-Plan Living Room / Kitchen
- Good-Size Balcony
- Bathroom & Additional Guest WC
- Off-Street Parking
- Central Morden Location
- Excellent Transport Links & Amenities



BLANCHLAND ROAD SM4
GROSS INTERNAL AREA
APPROX TOTAL: 68.sq.m - 732.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 ©23122024. 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) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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