

Cromwells



Garth Road, Morden, SM4 4NL
£475,000

Situated in a popular residential location is this extended 3 double bedroom, end of terrace family home.

This property offers the new owners a great size through reception room, kitchen/breakfast room, 2 bathrooms, downstairs w/c, private garden and parking along with the chance to modernise and improve.

Ideally located for local transport links including the 293 bus route to Morden Underground Station, access to North Cheam & Stonecot Hill along with a selection of highly regarded schools. Internal viewing highly recommended.

Off Street Parking · 3 Double Bedrooms ·
2 Bathrooms and Downstairs W/C · Ideal for access to Morden
Underground Station

Porch -

Double glazed doors and windows to front aspect, front door.

Hallway -

Wood effect flooring, double panel radiator, under stairs storage, stairs to 1st floor landing, door to:

Reception Room -24' 5" x 10' 0" (7.44m x 3.05m)

Double glazed windows to front and double glazed doors to breakfast room, radiators, wood effect flooring.

Kitchen / Breakfast Room -20' 10" x 14' 5" (6.35m x 4.39m)

Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl sink & drainer, integrated oven, integrated hob with extractor above, space and plumbing for washing machine, space for fridge/freezer, tiled back splash, radiators, cupboard housing 'Vaillant' combination boiler, roof windows, double glazed windows to side and rear along with door to:



Lean To -14' 5" x 4' 5" (4.39m x 1.35m)

Storage area, door to garden.

Downstairs W/C -

White 2 piece suite comprising low level w/c.

Stairs to 1st Floor Landing -

Carpeted, window to side aspect, stairs to 2nd floor landing, double glazed window to front aspect, double panel radiator.

Bedroom -11' 10" x 9' 6" (3.60m x 2.89m)

Double glazed window to front aspect, radiator, wood effect flooring (Bathroom area - panel enclosed bath with shower overhead, wash hand basin).

Bedroom -10' 0" x 9' 6" (3.05m x 2.89m)

Double glazed window to rear aspect, radiator, wood effect flooring.

Shower Room -6' 11" x 6' 1" (2.11m x 1.85m)

White 3 piece suite comprising corner shower, low level w/c, wash hand basin with storage below, radiator, double glazed window to rear aspect, tiled walls and floor.

Stairs to 2nd Floor Landing -

Carpeted, double glazed window to side aspect.

Bedroom -13' 11" x 11' 3" (4.24m x 3.43m)

Double glazed window to rear aspect, Velux window to front aspect, radiator, wood effect flooring, range of eaves storage, door to:

En Suite Bathroom - 6' 9" x 5' 6" (2.06m x 1.68m)

White 3 piece suite comprising panel enclosed bath with shower overhead and hand shower, low level w/c, pedestal wash hand basin, chrome heated towel radiator, tiled walls, double glazed window to rear aspect.

Rear Garden -

Fence enclosed, laid to lawn, mature fruit trees, plant borders, side access gate, access to sheds and garage.

Outbuilding

(Rear access currently blocked) Passenger access door to garden.

Shed -

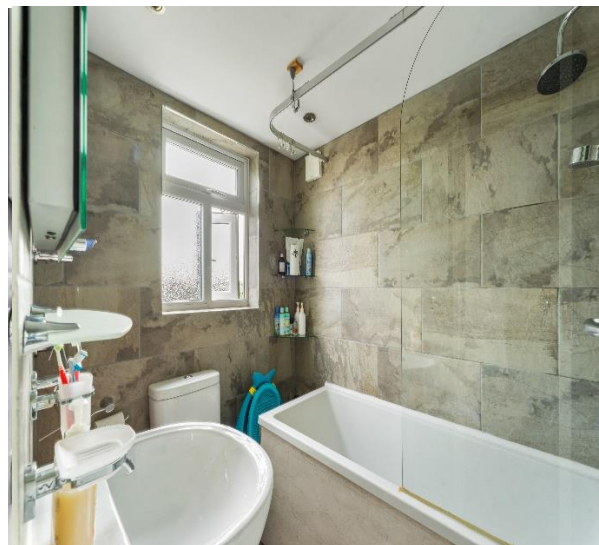
Rear access.

Front -

Driveway providing off street parking, mature shrub and flower borders.

N.B Rear Access -

Rear access alley is secure by a locked gate which residents only have key access to.



Council Tax - D
 Tenure - Freehold
 Square Foot - 1136 Sq Ft (105.5 Sq M)

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

