

TURNERS



Canterbury Road, Morden, SM4
£400,000 Freehold

020 8687 9787 | turnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

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Full Description

A keenly priced, 'property project'! This two-bedroom, end of terrace, St Helier house in Morden, SM4, with rear garden; has loads of scope to extend, convert and remodel (STPP).

Accessed from the side, the property comprises; Living room to the front and kitchen to the rear; the kitchen having direct access out onto the garden, (with additional garden access via the side-return). Two double bedrooms and a family bathroom.

The property does need fully refurbishing and doing so, offers potential purchasers the opportunity to reconfigure the property to suit their lifestyles, with many other properties in the road having benefitted from rear extensions and converted lofts, some of which could be carried out under permitted development making it very easy for buyers to move in and begin the transformation!

The property has a garden to the front and rear, benefits from being setback from the road and has double-glazing and central heating already installed.

Located about two thirds down Canterbury Road, the property is approx 1 mile from Morden Town Centre and can be walked via parks and quiet roads within 30mins while Bus services do also serve the local area and beyond.

Morden town centre offers a good selection of shops an attractive new leisure centre and plenty of open green space, including The National Trust's Morden Hall Park, situated just minutes away from Canterbury Road.

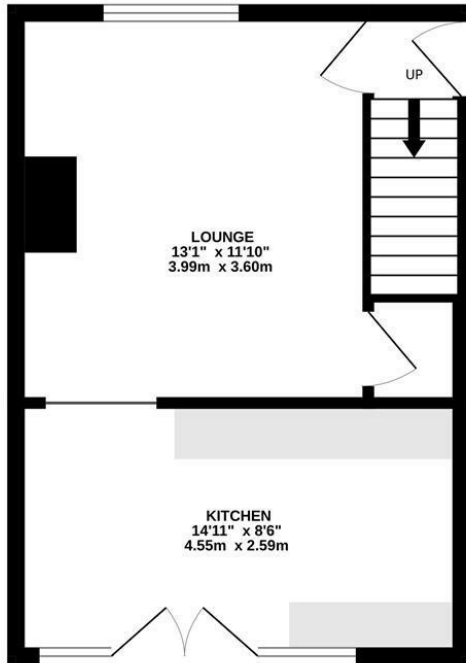
Given its potential to be a fantastic family home, great location and priced to sell, Turners are expecting a good level of interest on this property and would advise booking to view as soon as possible.



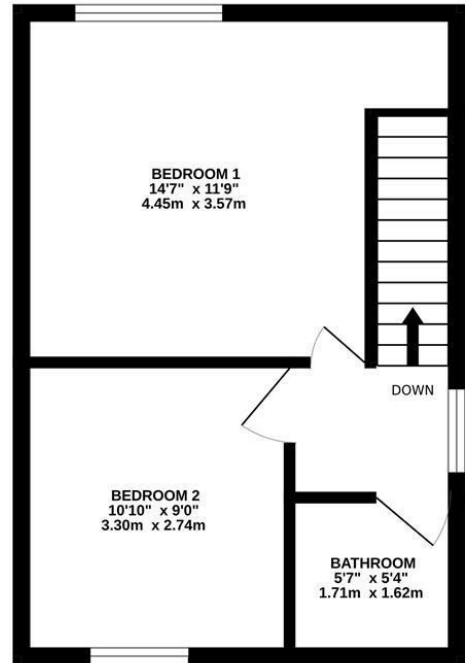
Key Features

- End-of-Terrace Property
- Two Double Bedrooms
- Scope to Extend/Convert/Remodel
- Rear Garden
- Popular Neighbourhood
- Close to Morden Town Centre
- EPC Rating C

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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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