

TURNERS



Abbotsbury Road, Morden, SM4
£500,000 Freehold

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

TURNERS





Full Description

Ideal for first time buyers, a beautifully presented, mid-terrace, family home; situated on Abbotsbury Road in central Morden, SM4.

Set back from the road, enter the property from a shared gate into a private front garden and be welcomed by a colourful, bright blue door. From the hallway, enter the living room which, with its chalk white walls, soft pale grey carpet and lots of natural light that exudes an air of calm elegance in the summer, while a wood burning fire adds a warm glow in winter.

The kitchen-breakfast room is open to the living room, but the carpet of the living room gives way to a practical, wood laminate floor; creating a natural dividing line between the two, yet allows for a lovely, open-plan, family-oriented living space. The kitchen itself has simple, shaker style units with solid oak worktops and tiled splash-backs.

Solid wood, tri-fold doors lead out from the kitchen into a private rear garden that has a decked area, perfect for outside entertaining. There is also lawn area with mature trees and shrubs leading down to an ivy-clad pergola and tool shed.

Upstairs are two double bedrooms and a bathroom. Both bedrooms are painted in calming, cool tones with soft carpet underfoot. The second bedroom although slightly smaller, is currently used as a nursery but would also be a useful home office or charming guest rooms as it easily accommodates a double bed and bedroom furniture.

The bathroom has a three-piece bathroom suite of WC, hand basin and bath, (with shower over the bath). Painted white and complimented by neutral, textured tiles the bathroom is very easy to maintain with modern, chrome fittings throughout.

Looking at other properties in the street, there may also be the potential to extend or convert the property (STPP), but as it is, this property is ready to move into being in very good decorative order. Very much a home, this house will appeal to first time buyers or landlords wanting an investment that will attract quality tenants.

Located on Abbotsbury Road, the property is very close to local amenities and is walking distance to Morden Underground Station (Northern line) giving easy access to the West End and City. For those who work from home there are plenty of nearby shops including a number of supermarkets and lots of open green space; including the National Trust Property, Morden Hall Park being less than 500 metres away (0.3 miles).

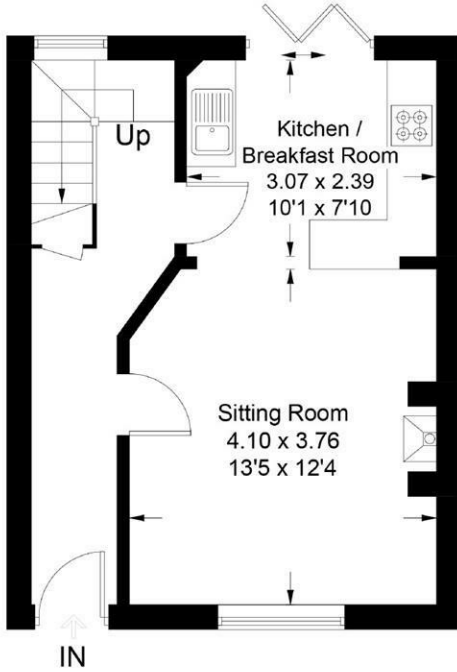
This central Morden property is being marketing exclusively by Turners Estate Agents and we would recommend booking a viewing as soon as possible so as not to miss out.



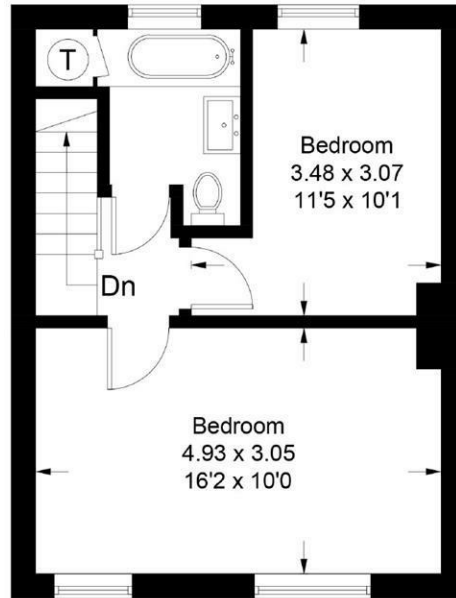
Key Features

- 2 Double Bedroom Family Home
- Presented in Good Decorative Order
- Private Rear Garden with Decking & Lawn
- Potential to Extend/Convert (STPP)
- Central Morden Location
- Surrounded by Parks and Green Spaces
- 'Good' Ofsted Rated Schools Nearby

Approximate Gross Internal Area = 66.2 sq m / 712 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID650908)
www.bagshawandhardy.com © 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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	

Abbotsbury Road, Morden, SM4
£500,000 Freehold

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

