

TURNERS



Farm Road, Morden, SM4  
£650,000 Freehold

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

TURNERS





## Full Description

Viewing available on Saturday, August 24th, from 10:00 am to 13:00 Please email to reserve your time slot.

For sale, a very well-presented, four-bedroom family home, with open-plan kitchen dining room, converted loft with en-suite bathroom and pleasant rear garden. Located on Farm Road, the property is just a short walk to Morden town centre.

On the ground floor, the property comprises spacious living room which is open to the dining room, which in turn leads directly onto the kitchen. Painted in soft, neutral colours throughout, each room flows from one to the other, yet also have a sense of being discrete spaces. The living room and dining room having easy to maintain wood laminate flooring, and the kitchen, tiled floor.

Upstairs are three bedrooms, two doubles and a smaller third bedroom, currently used as a home office but would also make a charming nursery or guest room and a large shower room. All are decorated in neutral colours, the shower room being fully tiled.

The loft has then been converted to create a spacious master bedroom with plenty of natural light and a contemporary, three-piece, en-suite bathroom.

To the rear of the property is a private garden with decked area leading to lawn and a useful garden shed.

Located on Farm Road, the property is at the 'central Morden end' and is less than a mile to Morden Station and the town centre, (approx 17 min's. walk based on Google Maps).

There is a Sainsbury's Local on Central Road, just moments away and Morden Rec is immediately behind the property, giving you lots of open green space, fitness facilities and local sports such as Merton Rugby Club and a local cricket club. There is also a kindergarten in the rec.

There are a number of OFSTED rated 'Good' schools nearby including Abbotsbury Primary School and Malmesbury Primary School.

While Morden town centre is within walking distance the area is still well served by local bus routes serving the wider area including Sutton, Croydon and Wimbledon.

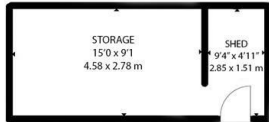


## Key Features

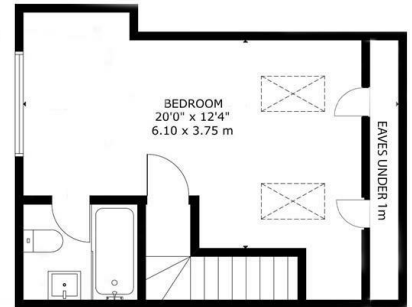
- Four Bedroom Family Home
- Very Well-Presented Throughout
- Living Room with Through Dining Room & Kitchen
- Converted Loft with En-suite Bathroom
- Rear Garden with Decking & Lawn
- Off Street Parking
- EPC Rating: C
- No onward chain
- Close to local shops
- Backing onto Parkland.



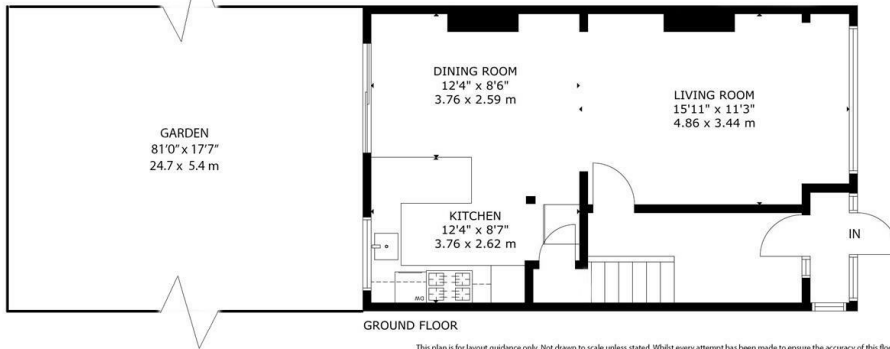
FARM HOUSE SM4  
 GROSS INTERNAL AREA: 116.sq.m - 1248.sq.ft  
 OUTBUILDING: 17.sq.m - 183.sq.ft  
 TOTAL: 133.sq.m - 1431.sq.ft  
 eaves under 1m not included



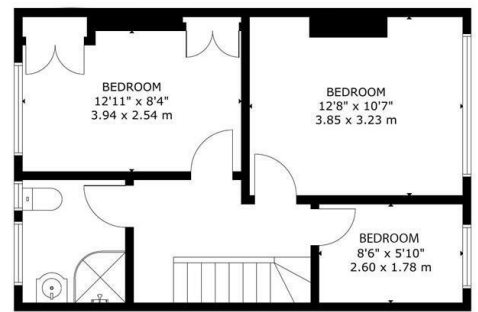
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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. ©2008/2024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPIC's by www.steeltonlondon.co.uk email: mark@steeltonlondon.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>73</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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