

# Butler's

thoughtful estate agency



Lower Morden Lane  
Morden, SM4 4SE

Guide price £600,000





## Lower Morden Lane

Morden, SM4 4SE

DETACHED HOUSE WITH SEPERATE 334 SQ FT ANNEXE & NO ONWARD CHAIN

A real rarity to the market, this handsome detached family home will truly impress. Nestled in an immensely desirable location, Lower Morden Lane will tick all of your boxes. What makes this house so special is the abundance of accommodation, as there is not just a 3 bedroom home but a newly refurbished, one bedroom annexe included in the price!

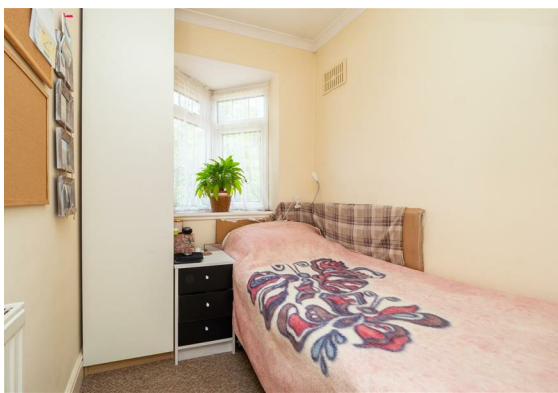
Situated on what is arguably the most convenient spot on this leafy road, you'll be close to fantastic local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time. Great amenities are also close by, being in such a central position.

So, with the location ticking all your boxes - how does the main house stack up? Well, you'll be pleased to learn that this gorgeous home has been lovingly looked after by the current owners and has the potential to extend to the side - subject to the relevant approval - as there has been historical planning consent that has since lapsed. The ground floor reception space is fantastic, with a living room with bay window, leading to a well appointed kitchen that overlooks the garden.

Upstairs, 3 bedrooms are wonderful places to catch up on a great night's sleep, with loads of space for large, fitted wardrobes in the principal bedrooms. Every bedroom has something to offer and will be well suited to a growing modern family.

Outside, there is a driveway to the front providing ample off-street parking and a low maintenance garden to the rear, being great for get togethers with friends on the patio, whilst the kids play on the lawn.

The fantastic one bedroom Annexe really is a huge bonus, having been recently built, offering separate, independent accommodation for parents, teenagers or even provide additional income - it even benefits from a small courtyard!







## GROUND FLOOR

Porch

Living/Dining Room  
15'10 x 13' (4.83m x 3.96m)

Kitchen  
16'1 x 6'9 (4.90m x 2.06m)

## FIRST FLOOR

Landing

Bedroom  
10' x 9'6 (3.05m x 2.90m)

Bedroom  
10' x 9'7 (3.05m x 2.92m)

Bedroom  
6'5 x 6' (1.96m x 1.83m)

Bathroom  
7'5 x 5'11 (2.26m x 1.80m)

## OUTSIDE

Driveway

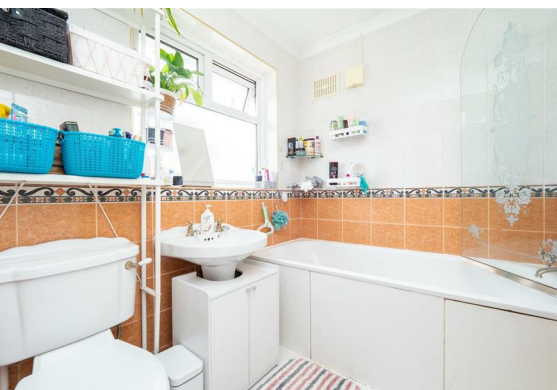
Rear Garden

## ANNEXE

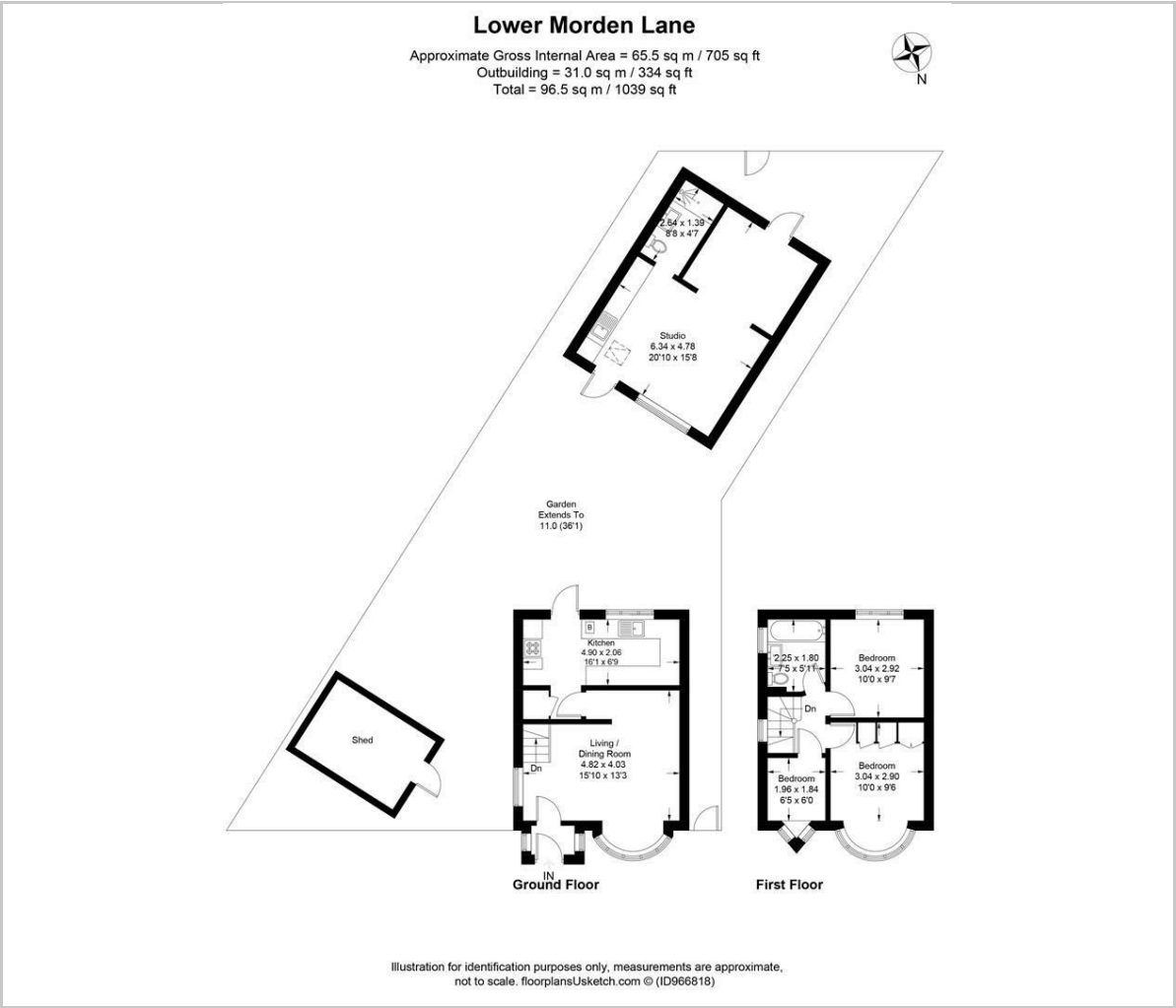
Kitchen/Dining Room/Bedroom  
20'10 x 15'8 (6.35m x 4.78m)

Shower Room  
8'8 x 4'7 (2.64m x 1.40m)

Courtyard



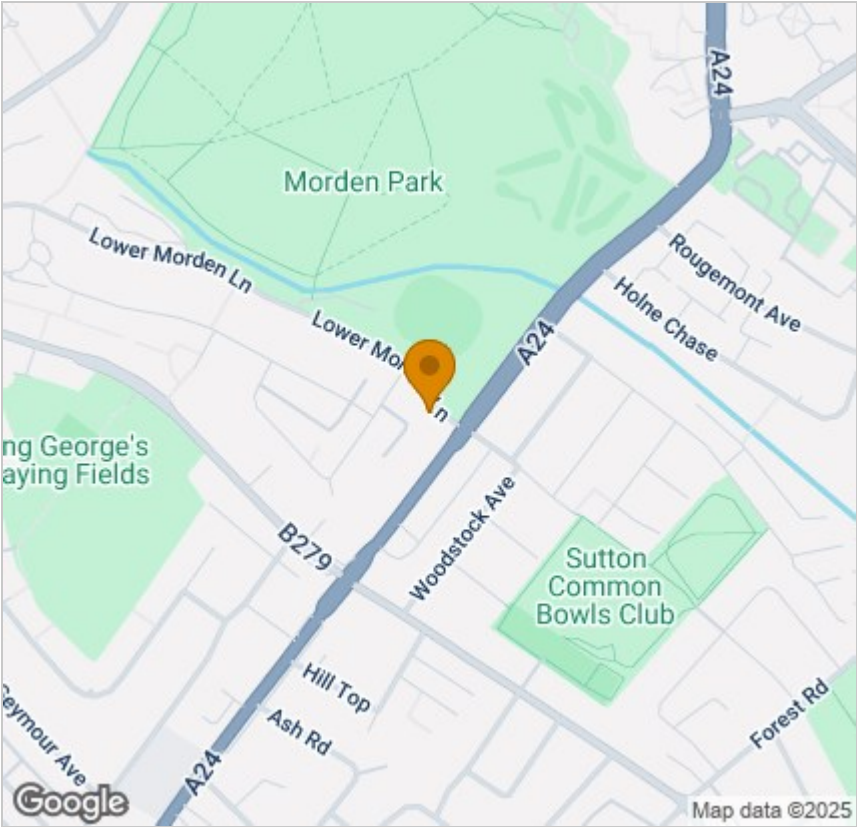
Floor Plan



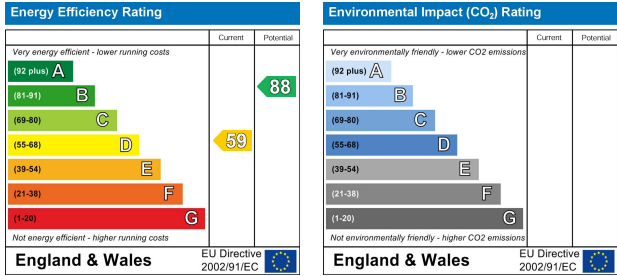
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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18 Sutton Plaza, Sutton, Surrey, SM1 4FS  
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk