



57 Cardinal Avenue, Morden, Surrey, SM4 4SZ



Guide price £600,000

WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this very well presented three bedroom family home. The property benefits from modern open plan living, a four piece bathroom suite, a larger than average cabin with power and water supply, as well as ample off street parking.

Located on a sought after residential road in a family favoured area due to the locality to good local schools and with transport links close by in Morden and Raynes Park.

Accommodation

Covered entrance
Obscure double glazed front door to..

Entrance hall
Oak flooring, modern radiator, large under stairs storage cupboard.

Lounge
UPVC double glazed leaded light bay window to front aspect, single panel radiator, open fireplace with marble surround, coved ceiling, fitted cupboards and shelving units, open plan to..

Kitchen/diner
Range of fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid sink





and chrome mixer tap, inlaid five ring gas hob with extractor fan above and oven/grill/microwave at side, integrated dishwasher, integrated washing machine, integrated fridge/freezer, large breakfast bar with quartz worktop, oak flooring, modern radiator, tiled splashback, UPVC double glazed window and patio doors to rear aspect.

Stairs to 1st floor landing
Loft access with pull down ladder

Bedroom one
UPVC double glazed leaded light bay window to front aspect, fitted plantation shutters, single panel radiator.

Bedroom two
UPVC double glazed bay window to rear aspect, single panel radiator, wood flooring, coved ceiling.

Bedroom three
UPVC double glazed leaded light oriel bay window to front aspect, fitted plantation shutters, single panel radiator, fitted storage cupboards.

Bathroom
Luxury four piece suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, panel enclosed bath with chrome mixer tap, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel, tiled walls, tiled flooring, obscure UPVC double glazed windows to rear aspect.

Rear garden (South facing)
Wooden decking area with footpath to rear, artificial grass with flowerbeds and shrubs bordering, fence enclosed, bar area with solid worktops, outside tap.

Detached log cabin
Power & water supply with bathroom facilities and storage at side, wall mounted air conditioning unit.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan

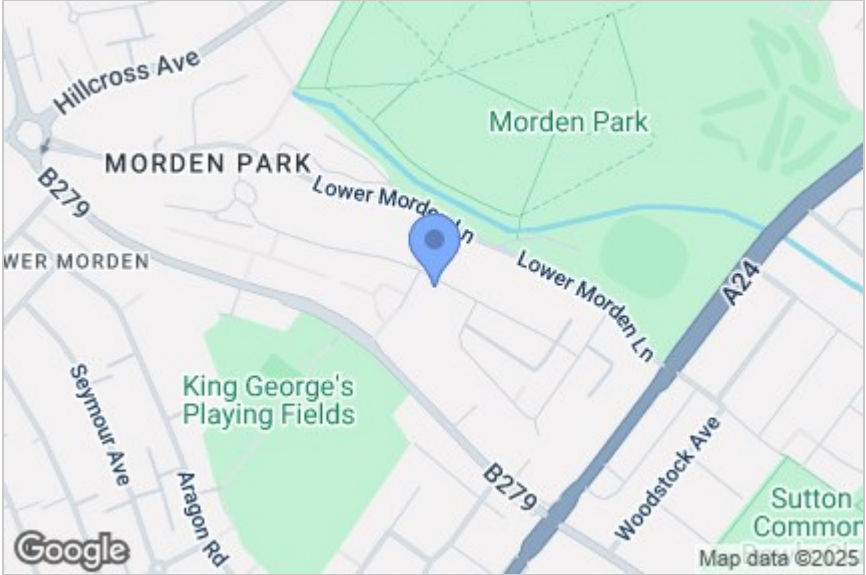


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

