



Garth Close, Lower Morden,  
Offers In Excess Of £515,000 - Freehold

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**WILLIAMS  
HARLOW**























Williams Harlow – A three bedroom family home which is presented in very good condition and offers a modern take on the original layout. Located within a popular cul-de-sac and with double garage included we heartily recommend your interest and viewing.

### The Property

A handsome house at the end of the driveway and garden. Enter through the eye catching front door into the entrance hall and the stairs to the first floor and doorway to the lounge are both in front of you. Smart under stairs storage have been installed for tidy use. Turn left past these into the through lounge and the house comes into its own with incredible light levels and modern yet homely décor which really appeals. To maximise the layout and sense of space the vendors have knocked through the wall between kitchen and through lounge and this allows the light to flood in from both angles. The sage coloured units with oak works surfaces really work well together and there is added bonus of fitted oven and hob. The first floor includes three bedrooms and modern bathroom.

### Outdoor Space

With parking on the drive to the front. Measuring circa 83 ft and with a super sunny south west facing aspect, the rear garden leaves space for play, grow and parking facilities. The owners currently use the double garage as a home gym.

### The Area

Stonecot Hill, Located between Sutton, Morden and Motspur park, with Cheam and Worcester Park a little further along. The property offers excellent transport options that include buses, trains and Morden tube. Shops , restaurants, doctors and general life serving amenities are all on hand and close by.

### Vendor Thoughts

"We moved from Central London and was initially attracted as we have family living in the area. I must say we haven't been disappointed with the move; the area and road are welcoming and convenience of Morden tube station close by really helps getting around"

### Why You Should View

Removing the need to modernise, this charming family home offers practicality and function within a warm and inviting space.

### Local Schools

Aragon Primary School- State 3-11  
St John Fisher RC Primary School- State 3-11  
Dorchester Primary School- State 3-11  
St Cecilia's Catholic Primary School- State 3-11  
Blossom House School- Fee Paying- 3-19

### Local Transport

Garth Close to Morden Station- 2.0 miles via Hillcross Avenue  
Motspur Park Station- 0.9 miles  
Worcester Park Station-0.9 miles  
St Helier Station- 1.2 miles  
Bus Routes  
293- Epsom Hospital to Morden Station  
413- Sutton Bus Garage to Morden Station  
163- London Rd/Morden Station to Francis Grove

### Features

Three Bedrooms - Through Lounge - Double Garage -  
Driveway - Modern Kitchen and Bathroom - South West Rear Garden

### Benefits

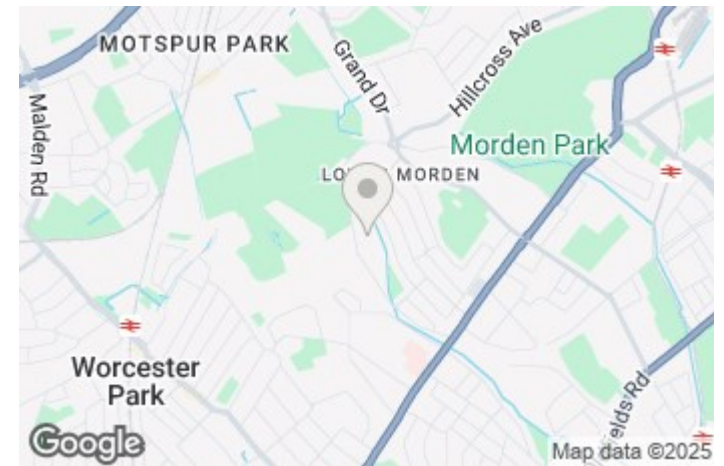
Good Condition - Off Street Parking - Short Journey To Tube -  
Close to Shops - Close To Bus Routes - Close to Schools -  
Sunny Rear Garden

### EPC AND COUNCIL TAX

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### Why Williams Harlow

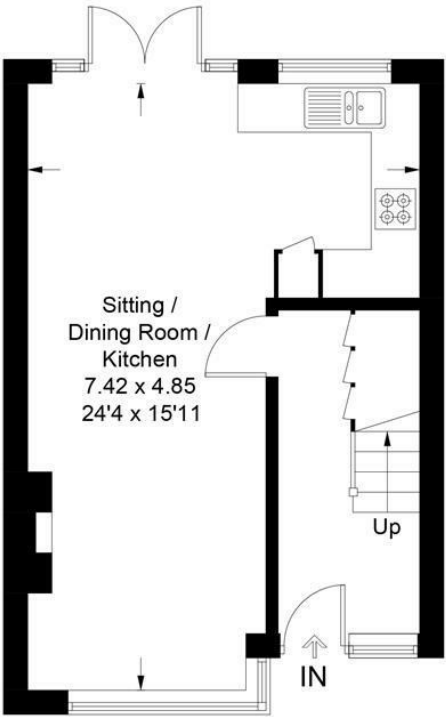
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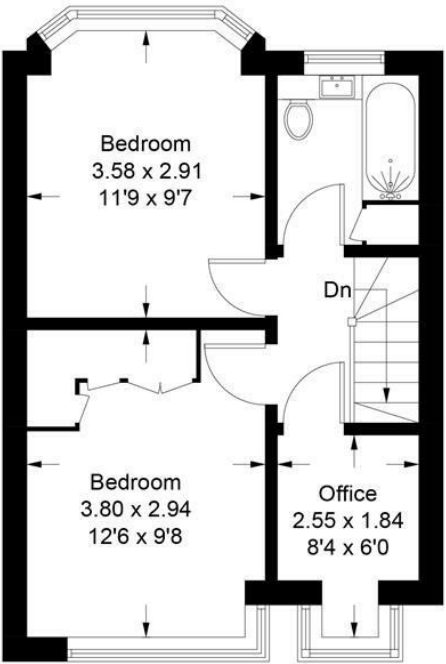


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

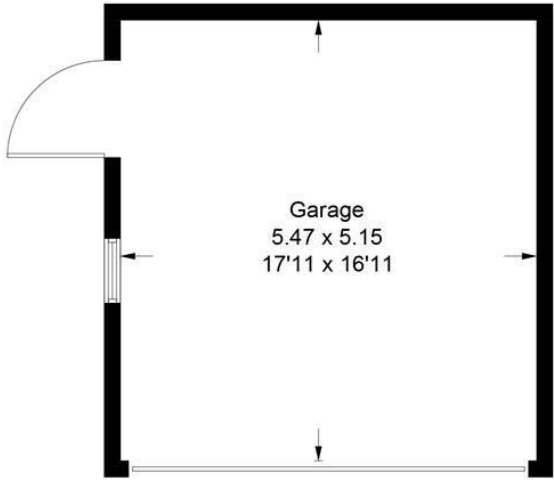
Approximate Gross Internal Area = 69.2 sq m / 745 sq ft  
Garage = 28.1 sq m / 302 sq ft  
Total = 97.3 sq m / 1047 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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

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. (ID1226019)  
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