



Guide Price
£550,000

Freehold

3x  2x  1x 

**Shaw Court, Malmesbury
Road, Morden, Surrey,
SM4**

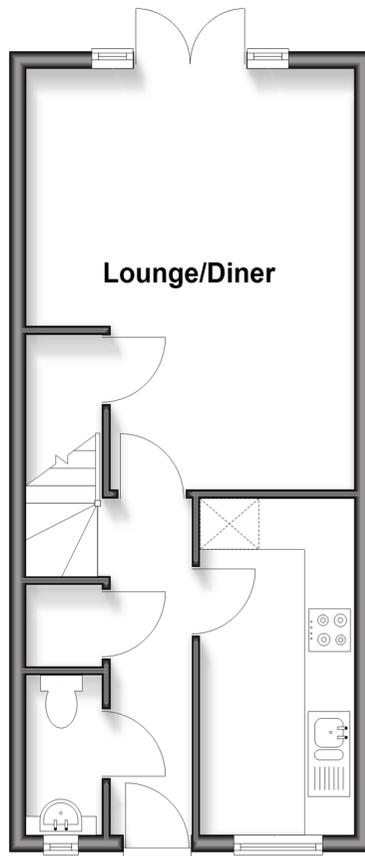
OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards

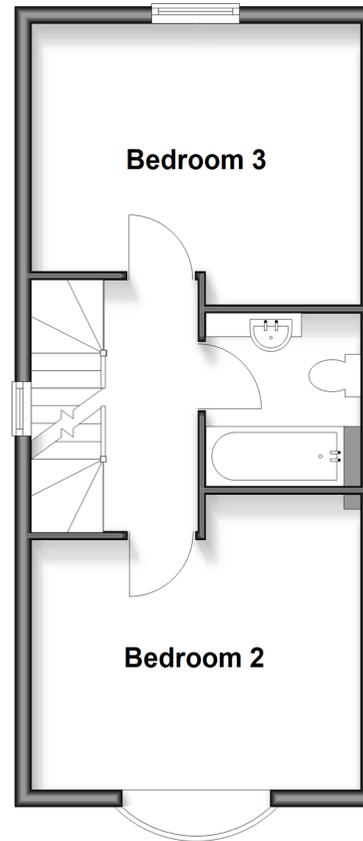
Ground Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



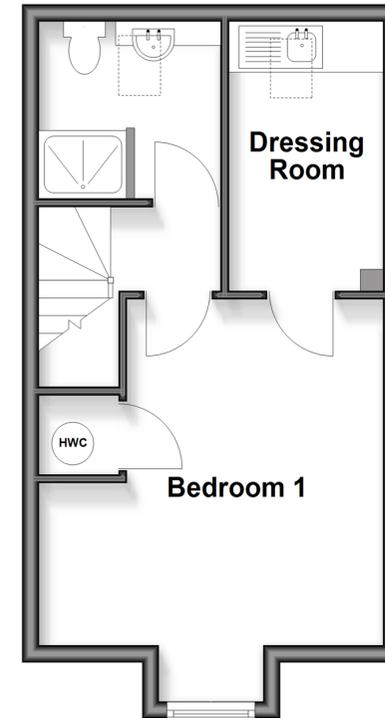
First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



Second Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner: 16'4 maximum x 13'1 maximum (4.98m x 3.99m)

Kitchen: 12'8 x 5'9 (3.86m x 1.75m)

FIRST FLOOR

Landing

Bedroom 2: 13'1 x 11'8 (3.99m x 3.56m)

Bedroom 3: 13'1 x 11'3 (3.99m x 3.43m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 13'1 x 13'0 maximum (3.99m x 3.97m)

En-Suite Shower Room

Dressing/Utility Room: 10'4 x 6'2 (3.15m x 1.88m)

OUTSIDE

Allocated Parking

Rear Garden



Main features

- Private road within a gated development
- Allocated parking space directly outside your front door
- Low maintenance & easy to maintain garden
- Flexible accommodation spread over three floors
- Downstairs cloakroom & en-suite shower room on top floor
- Excellent transport links to the Northern Line at Morden Station

Nearest Schools

Primary Schools: Malmesbury Primary 0.0 miles, St Teresa's Catholic Primary 0.4 miles, Green Wrythe Primary 0.6 miles
Secondary Schools: Bishopsford Community 0.5 miles, Carshalton Boys 0.8 miles, St Ann's 0.9 miles

Transport Information

Train Stations: St Helier 0.7 miles, Morden South 0.7 miles, Sutton Common 1.2 miles
Underground Morden 1.8 miles

Address

Shaw Court, Malmesbury Road, Morden, Surrey, SM4

Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Sutton Branch 020 8661 0330 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



22018040/20260110/CR/KWK