



**Guide Price**

**£650,000**

**Freehold**

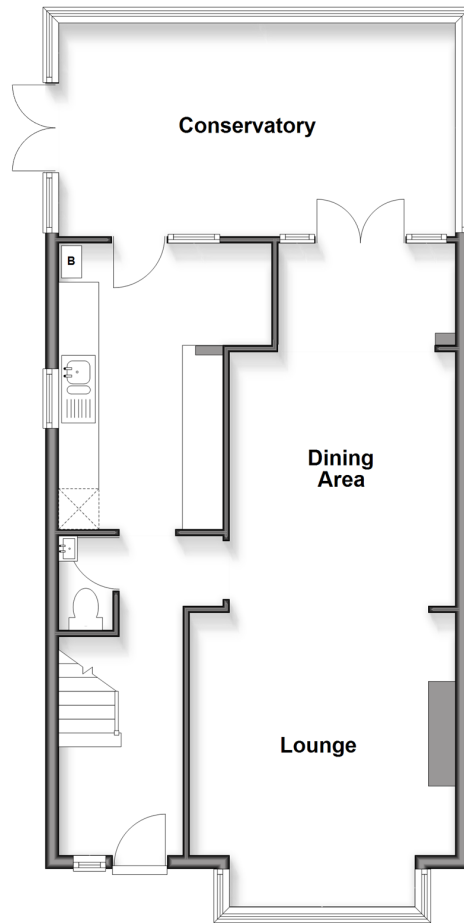
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**Seddon Road, Morden,  
Surrey, SM4**

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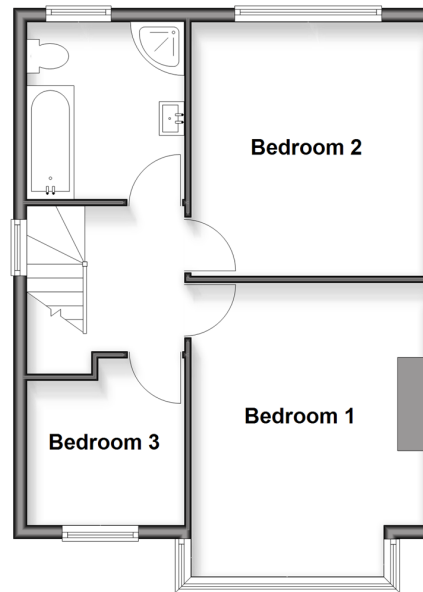
### Ground Floor

Approx. 74.7 sq. metres (803.7 sq. feet)



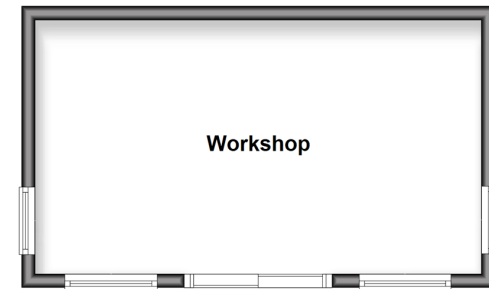
### First Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



### Outbuilding

Approx. 24.3 sq. metres (261.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'0 x 12'9 (4.27m x 3.89m)

Kitchen: 13'10 x 8'4 (4.22m x 2.54m)

Dining Room: 12'3 x 10'6 (3.74m x 3.20m)

Conservatory: 19'0 x 10'5 (5.80m x 3.18m)

### FIRST FLOOR

Landing

Bedroom 1: 14'2 x 10'10 (4.32m x 3.30m)

Bedroom 2: 12'5 x 11'0 (3.79m x 3.36m)

Bedroom 3: 7'8 x 7'1 (2.34m x 2.16m)

Bathroom

### OUTBUILDING

Workshop

### OUTSIDE

Driveway

Rear Garden



## Main features

- Excellent location close to National Trust Morden Hall Park, Morden Underground (Northern line)
- Spacious home with driveway to front for two cars
- Bright through lounge & large conservatory
- Beautiful mature rear garden with a magnificent Magnolia Tree
- Versatile workshop at rear of garden which is ideal for home office / studio



### Nearest Schools

Primary Schools: Green Wrythe 0.2 miles, St Teresa's Catholic 0.2 miles, Malmesbury 0.5 miles  
Secondary Schools: Bishopsford Community School 0.1 miles, Cricket Green School 0.7 miles, St Ann's School 0.7 miles



### Transport Information

Train Stations: Morden South 0.8 miles, St Helier 0.8 miles, Mitcham Junction 0.9 miles



### Address

Seddon Road, Morden, Surrey, SM4



### Directions

For directions to this property please contact us.



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