



ASHLEIGH FLETCHER

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Morden, Surrey

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A rare opportunity to acquire a home positioned on an idyllic green, perfect for young children to play out during the summer months whilst casually observed from the comfort of your lounge-dining room, whilst also being surrounded by parks and within close proximity to both primary and secondary schools, making this an exceptional setting for a young or growing family.

The property itself has been thoughtfully improved by the current owners over recent years and offers versatile accommodation with further potential to grow into overtime.

Upon entering, you are welcomed by an entrance hallway with stairs rising to the first floor, laminate flooring, and a useful storage cupboard housing the boiler, which was replaced in December 2020. Doors lead through to the kitchen and the lounge-dining room.

The lounge-dining room is undoubtedly one of the standout features of the home, creating a sociable and versatile living environment ideal for both everyday family life and entertaining. The dining area enjoys a double glazed window overlooking the front green, laminate flooring, and a charming feature fireplace with tiled surround, wooden mantle, and tiled hearth. An open archway leads through to the lounge area, which also benefits from its own feature fireplace with matching tiled surround and hearth, laminate flooring, double glazed doors opening directly onto the rear garden, and two contemporary vertical radiators installed in 2024.

The kitchen overlooks and provides direct access onto the rear garden via a double glazed door and window and offers space for a cooker, washing machine, slimline dishwasher, and fridge freezer beneath the work surfaces.

Upstairs, the property continues to impress with surprisingly adaptable accommodation.

The principal bedroom is an exceptionally generous room measuring 16'8 x 11'0 with inset spotlights and a double glazed window overlooking the green to the front. The room is large enough to comfortably accommodate two children or teenagers if required, whilst the second bedroom could equally serve as an excellent principal bedroom for a couple, making the layout incredibly flexible depending on a buyer's stage of life. Bedroom two overlooks the rear garden and also benefits from inset spotlights along with an oversized loft hatch and pull-down loft ladder providing access to the insulated and boarded loft space. Subject to the usual permissions, there is clear potential to convert the loft and create additional accommodation in the future, allowing the property to evolve alongside a growing family.



The shower room has also been tastefully updated, with the suite replaced in 2020 and the tiling renewed in 2025. It now comprises an enclosed shower cubicle with rain shower and separate handheld attachment, stylish wall-mounted wash hand basin with double drawer storage beneath, low-level WC, tiled walls and flooring, inset spotlights, and a double glazed obscure window to the rear.

Externally, the owners have continued to invest into the property, landscaping both the front and rear gardens in April 2025. The front now provides an attractive block-paved patio area, whilst the rear garden enjoys a paved seating area leading onto a level lawn, creating an ideal space for children, summer gatherings, or simply unwinding at the end of the day.

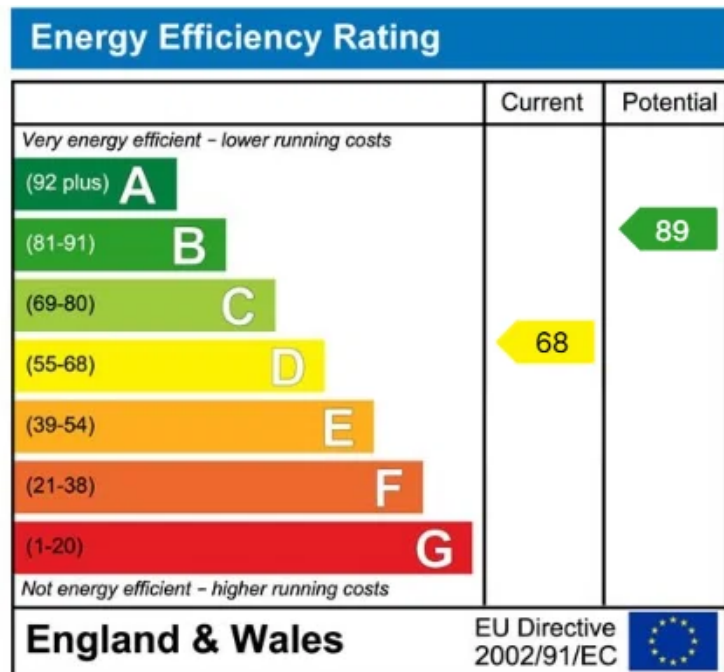
The position of this home is what truly elevates it above many others locally. Directly opposite sits the green itself, whilst just across the road is Rosehill Park West, home to Sutton Tennis Academy and Sutton Sports Village, offering fantastic recreational facilities for both children and adults alike. Reigate Avenue Recreation Ground aka 'The Daisy Field' are also within approximately a 5-7 minute walk behind the property, whilst both Abbey Primary School and Glenthorne High School can be reached within roughly 10 minutes on foot.



In addition to the parks and schools, the home is well connected. St. Helier train station is about a 15-minute walk, offering easy access to central London. Bus routes are plentiful in the area. For shopping, you have a Lidl at Rosehill, while both Sainsbury's and Asda in Sutton provide larger supermarket options, ensuring all essentials are within reach.

Homes that combine modern improvements, future potential, family-focused surroundings, and such a unique position rarely remain available for long. Once you stand in the lounge and look out towards the green, it becomes very easy to picture exactly why the current owners have loved living here.

Council Tax Band: C



**Approximate Gross Internal Floor Area
758 sq. ft / 70.42 sq. m**

