

TURNERS



Newminster Road, Morden, SM4  
£475,000 Freehold

020 8687 9787 | [turnersproperty.com](http://turnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





## Full Description

We are arranging viewings on Friday 10th between 10:00am and 5:00pm, or Saturday 11th between 10:00am and 1:30pm. Please email us if you would like to book an appointment.

A delightful three-bedroom mid-terraced parlour-style house offering well-proportioned accommodation and an excellent location for families. The property benefits from a bright through lounge providing generous living and dining space, along with an upstairs family bathroom. The current owners have maintained the house to a high standard throughout, and have recently improved the front of the property by dropping the kerb to create off-street parking for two cars — a valuable addition in this popular residential area.

The home is ideally positioned for families, being directly opposite Malmsbury Primary School, making the morning school run both convenient and stress-free. In addition, the popular David Weir Leisure Centre is close by, offering a wide range of activities and facilities for both children and adults, including sports, fitness and community events.

Excellent transport links are close at hand, with bus stops conveniently positioned on your doorstep. The 80, 164, 157 and 280 bus routes offer direct connections to Sutton, Hackbridge and Crystal Palace for mainline rail services, as well as Morden for the Northern Line Underground station. Tramlink is also within easy reach, either via a short bus journey or approximately a 15–18 minute walk, providing further links across South London and enhancing the property's overall connectivity.

The property has achieved a C rating for energy efficiency, which is the highest possible grade for this type of home, helping to keep running costs lower and improve overall efficiency.

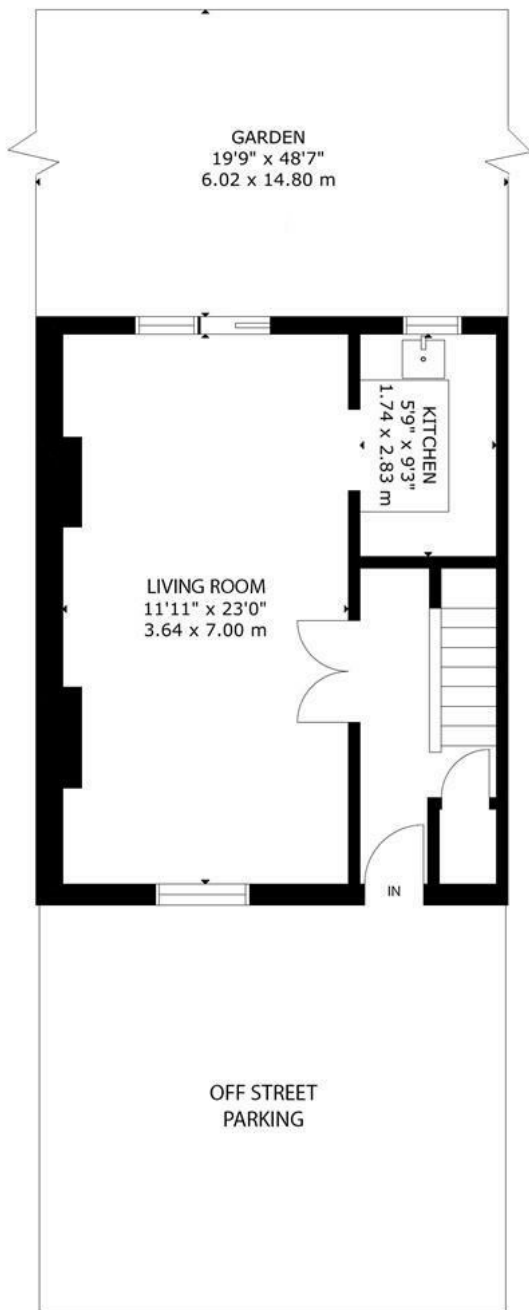
Overall, this is a well-presented family home in a convenient and sought-after location, offering good transport links, local amenities and excellent schooling nearby. Early viewing is highly recommended.



## Key Features

- EPC rating C
- Council tax C 1856.38
- 3 bedrooms
- Off street parking for 2 cars
- Upstairs bathroom
- Attractive rear garden
- Well presented.
- Gas Central and Double glazing
- Parlour style
- Popular location

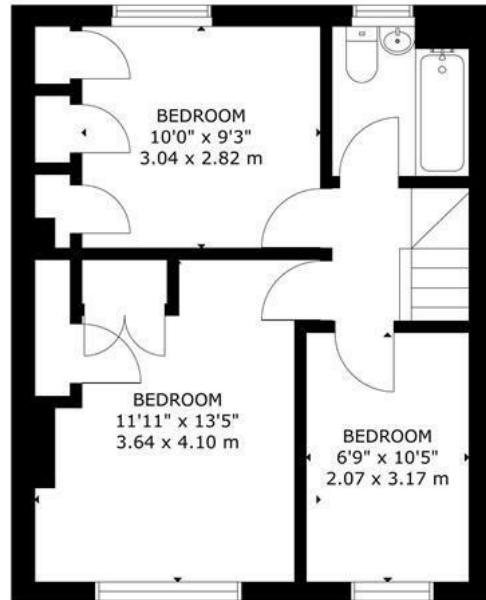




GROUND FLOOR



NEWMINSTER ROAD SM4  
GROSS INTERNAL AREA  
APPROX TOTAL: 78.sq.m - 839.sq.ft



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©31032026. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email: mark@steelelondon.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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	

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