



**GARENDON ROAD, MORDEN, SM4**  
**£490,000 FREEHOLD**

**A STUNNING TWO BEDROOM FAMILY HOME,  
EXTENDED TO THE REAR AND BEAUTIFULLY  
PRESENTED THROUGHOUT**

**Winkworth**

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## AT A GLANCE

- Stunning Presentation
- 2 Bedrooms
- Living Room
- Kitchen/Diner
- Utility Area
- Downstairs Bathroom
- Upstairs WC
- Loft Room
- Garden approx. 35ft
- Off Street Parking
- Council Tax Band C
- EPC Rating D

## DESCRIPTION

This stunning two bedroom home is beautifully presented throughout and includes the added benefit of a usable loft room, with a permanent staircase providing access from the second bedroom.

Features on the ground floor include a front reception and a wonderful kitchen/diner to the rear, with door opening onto the rear garden. Additionally, there is a utility area along with a spacious family bathroom, complete with walk-in shower.

Upstairs, the property offers a spacious principal bedroom, with plenty of built-in storage. The second bedroom also offers plenty of storage, along with a staircase that leads to a lovely loft room, offering plenty of space as an occasional bedroom, or study. There is also a WC on the first floor.

Outside, the property offers a landscaped rear garden with patio area at both ends, along with built-in wooden seating and brick-built BBQ. To the front, a driveway offers off street parking for two vehicles, whilst a gate provides side access to the rear.

The property is a short distance from the shops and amenities at Rosehill roundabout, whilst St Helier station is approximately half a mile away. Morden town centre is also within easy reach and provides services into central London via its Northern Line tube station. Local Schools are currently classed as Ofsted Good and include Glenthorne High School and Abbey Primary School.



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## ACCOMMODATION

**Living Room** - 12'9" x 12' max (3.89m x 3.66m max)

**Kitchen/Diner** - 18' x 11' max (5.49m x 3.35m max)

**Utility Area**

**Downstairs Bathroom** - 10'5" x 5'8" max (3.18m x 1.73m max)

**Bedroom** - 12' x 11'8" max (3.66m x 3.56m max)

**Bedroom** - 12' x 9'6" max (3.66m x 2.9m max)

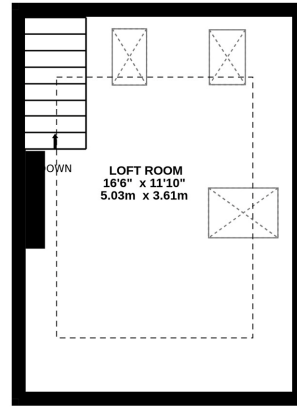
**WC on Landing**

**Loft Room** - 16'6" x 11'10" max (5.03m x 3.6m max)

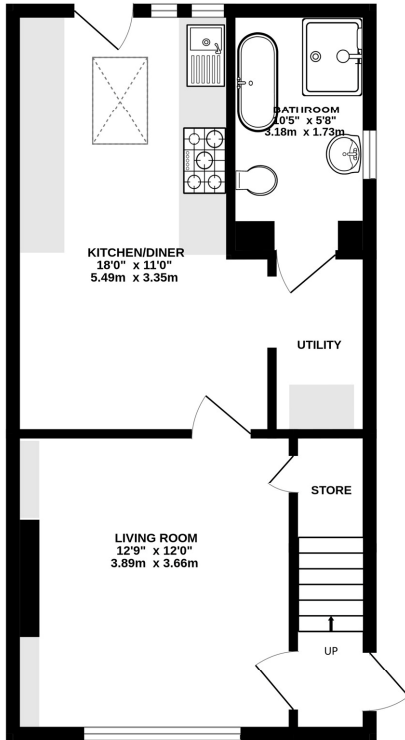
**Garden** - Approx. 35ft

**Off Street Parking**

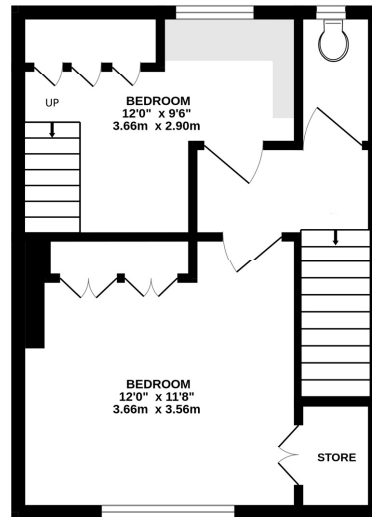
**Garendon Road, Morden SM4 6LY**  
 INTERNAL FLOOR AREA (APPROX.) 980 sq ft/ 91.0 sq m  
 Garden extends to 35' (10.67m) approx.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

