



**MONTACUTE ROAD, MORDEN, SURREY, SM4**  
**OIEO £425,000 FREEHOLD**

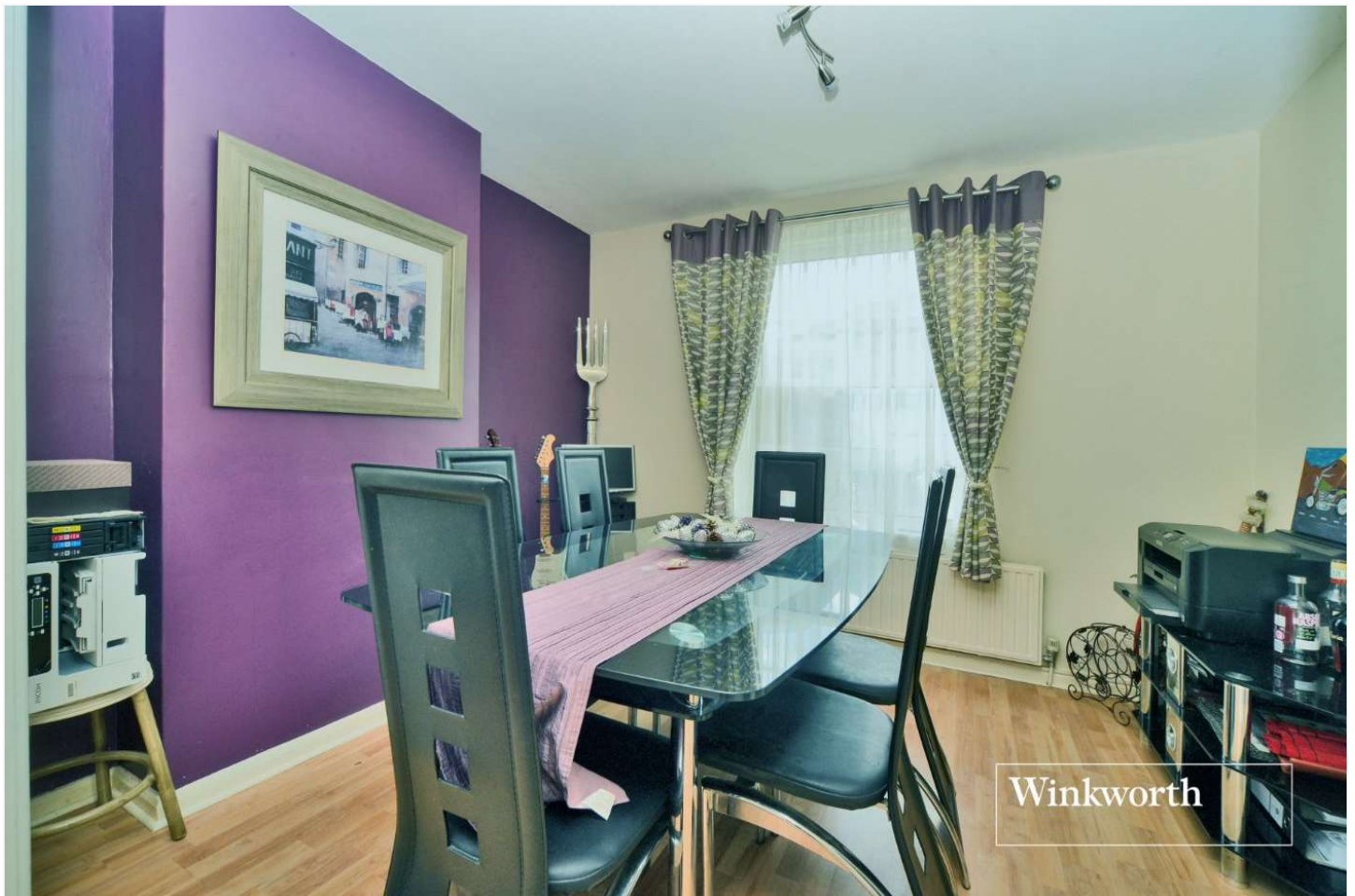
**A WELL PRESENTED TWO/THREE BEDROOM FAMILY HOME CONVENIENTLY LOCATED CLOSE TO MORDEN TOWN CENTRE AND UNDERGROUND STATION**

**Winkworth**

Cheam Office | 020 8770 7766 | [cheam@winkworth.co.uk](mailto:cheam@winkworth.co.uk)

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## AT A GLANCE

- No Onward Chain
- 2/3 Bedrooms
- Entrance Hall
- Living Room
- Dining Room
- Fitted Kitchen
- Family Shower Room
- Manageable Rear Garden
- Off Street Parking
- Council Tax Band C
- EPC Rating C

## DESCRIPTION

This well-presented family home was originally built as a three bedroom property but the current owners have knocked through two of the bedrooms to provide two spacious double rooms. However, the property can easily be converted back to the original three bedroom design.

The property benefits from a convenient location, close to Morden town centre with its numerous shops, restaurants, and amenities including Morden Underground station as well as a variety of bus routes. St Helier train station is also close by, as are several well-regarded schools including Harris Academy and St Teresa's Catholic Primary School.

Features on the ground floor include a spacious entrance hall, a large through lounge and dining room with double doors opening onto the rear garden and a galley fitted kitchen. Upstairs, the property currently offers two large double bedrooms and a family shower room.

Externally, there is a high fence enclosed manageable rear garden which is mostly laid to lawn with a separate patio area as well as a large storage shed. To the front, there is off street parking and a useful storage shed the current owners are happy to leave, if required.

The property offers scope for extension subject to the usual planning consents and benefits from no onward chain.



## ACCOMMODATION

Entrance Hall

Living Room - 14'4" x 10'8" max (4.37m x 3.25m max)

Dining Room - 10'8" x 8'9" max (3.25m x 2.67m max)

Kitchen - 10'2" x 5'9" max (3.1m x 1.75m max)

Bedroom - 16'10" x 11' max (5.13m x 3.35m max)

Bedroom - 11'6" x 10'8" max (3.5m x 3.25m max)

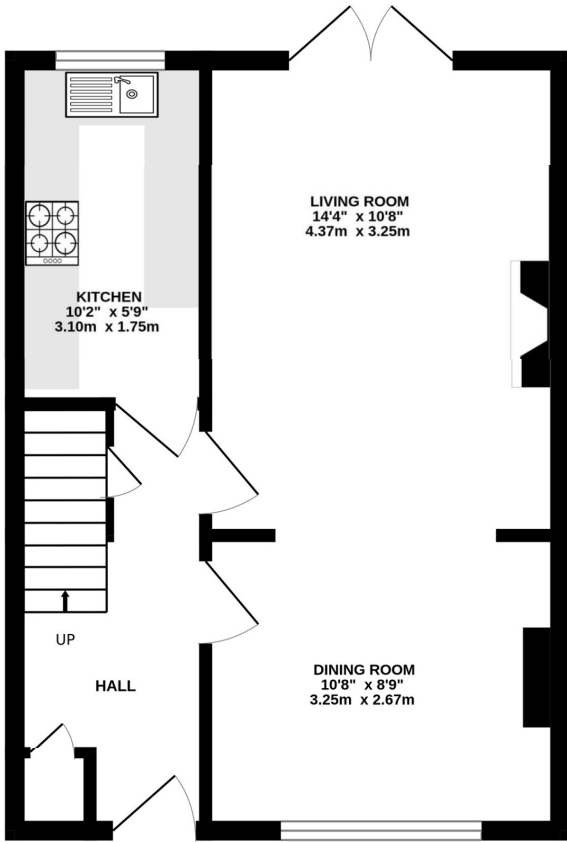
Shower Room - 6'6" x 5'9" max (1.98m x 1.75m max)

Garden - Approx. 36ft

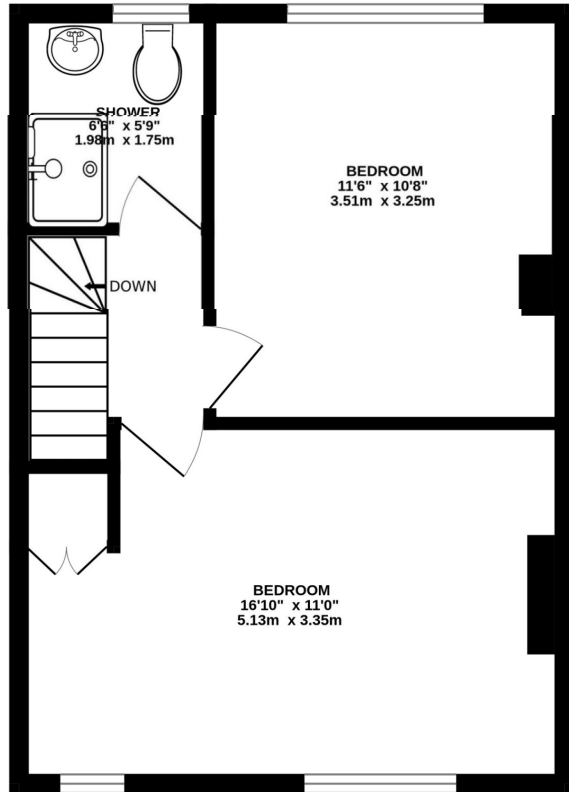
**Montacute Road, Morden SM4 6RL**

INTERNAL FLOOR AREA (APPROX.) 760 sq ft/ 70.6 sq m

Garden extends to 36' (10.97m) aprox.



GROUND FLOOR



FIRST FLOOR

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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>		<b>87</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(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	

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