



RUTLAND DRIVE, MORDEN, SM4
£599,000 FREEHOLD

**A BEAUTIFULLY PRESENTED FAMILY HOME FEATURING A
LARGE OUTBUILDING IDEALLY SITUATED CLOSE TO
SEVERAL TRANSPORT LINKS AND GOOD SCHOOLS**

Winkworth

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See things differently



AT A GLANCE

- 3 Bedrooms
- 2 Reception Rooms
- Kitchen
- Cloakroom/WC
- Family Shower Room
- Separate WC
- Garden Room with Store
- Garage
- Garden approx. 55ft
- Off Street Parking
- Council Tax Band E
- EPC Rating C

DESCRIPTION

A beautifully presented three bedroom family home featuring spacious room sizes, off street parking and a superb outbuilding ideal for working from home or socialising. The property is located on a quiet cul-de-sac and is within easy reach of several transport links such as St Helier Station, Morden South Station, Sutton Common Station, and a variety of bus routes to Morden Underground and surrounding areas.

Numerous well-regarded schools are close by including Abbey Primary School, Canterbury Campus and Glenthorne High School.

Accommodation comprises entrance hall, a dining room with large bay window, a living room with feature fireplace and double doors onto the garden, a modern fitted kitchen with utility area, downstairs WC, two large double bedrooms, both with fitted wardrobes, a good-sized third single bedroom and a shower room with separate WC.

Externally, the Southerly aspect rear garden extends to approximately 55 ft and is fence enclosed for privacy. At the end of the garden, is a large outbuilding, that the current owners use as an entertainment room, ideal for socialising with friends and family. This could be the perfect space for working from home or gymnasium. There is also a garage and a large store area. To the front, there is ample off-street parking.



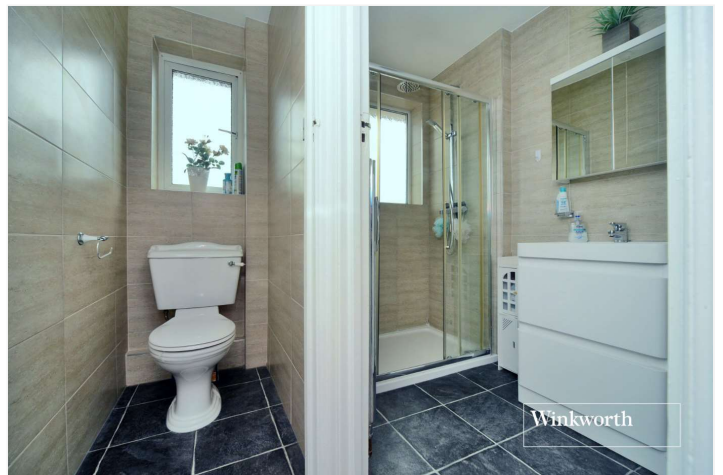
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ACCOMMODATION

Entrance Hall

Living Room - 14'11" x 11'2" max (4.55m x 3.4m max)

Dining Room - 12'8" x 12' max (3.86m x 3.66m max)

Kitchen - 13'6" x 7'5" max (4.11m x 2.26m max)

Cloakroom/WC

Bedroom - 12'9" x 11' max (3.89m x 3.35m max)

Bedroom - 11'7" x 10' max (3.53m x 3.05m max)

Bedroom - 7'9" x 7' max (2.36m x 2.13m max)

Shower Room

Separate WC

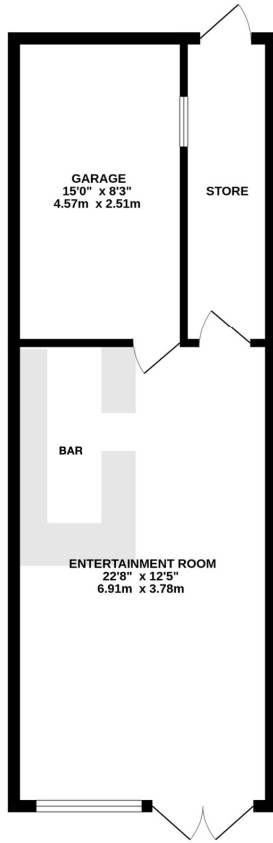
Garden Room - 22'8" x 12'5" max (6.9m x 3.78m max)

Garage - 15' x 8'3" max (4.57m x 2.51m max)

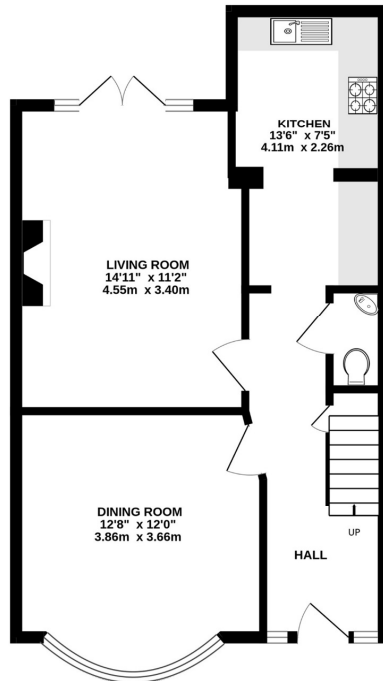
Garden - Approx. 55ft

Off Street Parking

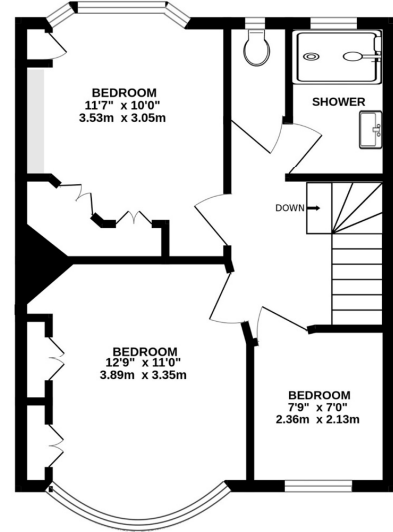
Rutland Drive, Morden SM4 5QL
 INTERNAL FLOOR AREA (APPROX.) 900 sq ft/ 83.6 sq m
 OUTBUILDING (APPROX.) 502 sq ft/46.6 sq m
 Garden extends to 55' (16.76m) approx.



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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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+)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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