



Glenthorpe Road, Morden

The **PERSONAL** Agent



# Offers Over £650,000

## Freehold

- 1930's Bay Fronted House
- Covered Front Entrance and Hallway
- Lounge With Bay Window
- Separate Dining Room
- Open Plan Fully Fitted Kitchen
- Three Bedrooms
- Shower Room
- Well Established Rear Garden
- Driveway and Attached Garage
- No Onward Chain

**\*\*CASH BUYERS ONLY\*\*** A three bedroom 1930's house with driveway, attached garage and well established level rear garden. There is further potential for extension to both the side and rear subject to planning permission and is being offered to the market with no onward chain.

Whilst it is undeniable that the property requires some updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light. There are two separate reception rooms which are currently being used as a living room and a dining room that is open plan to the kitchen.



On the first floor there are two double bedrooms and a single bedroom all serviced by a shower room. One of the key parts to this property is the approx 100ft plus rear garden which is a haven for wildlife and enjoys a great deal of privacy. To the front there is a driveway with off street parking providing access to an attached garage that provides scope to extend STPP.

Morden and Wimbledon Town Centres are within easy reach with excellent transport links into the City of London, including Thameslink Line, Northern Line Underground Stations and Tramlink Services. There are several Ofsted rated 'Good' Primary schools all within one mile.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

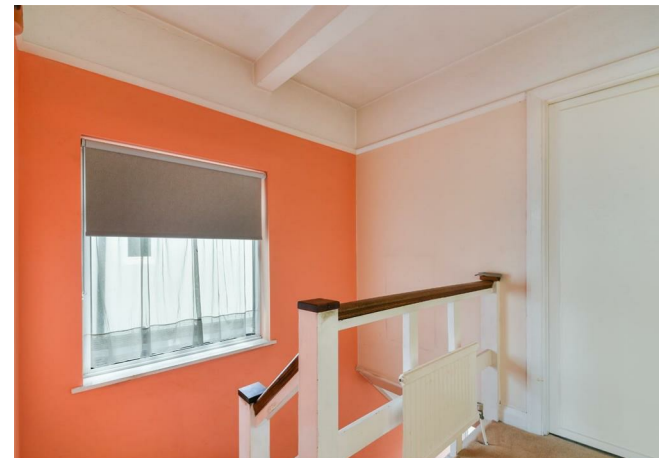
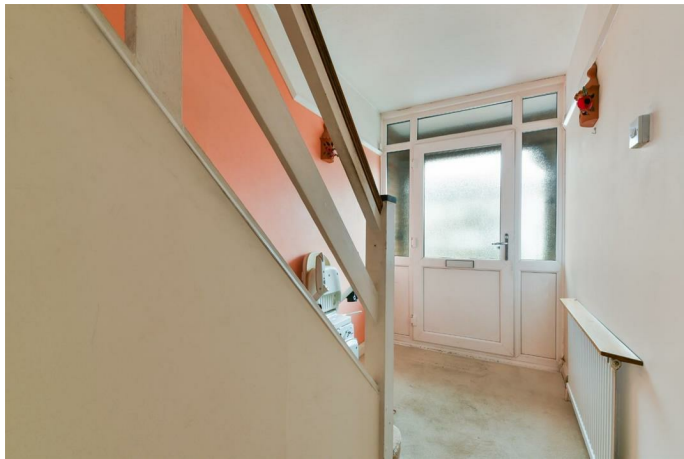
The property is within walking distance of both Worcester Park mainline rail station with regular services to London and both

the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

Tenure - Freehold





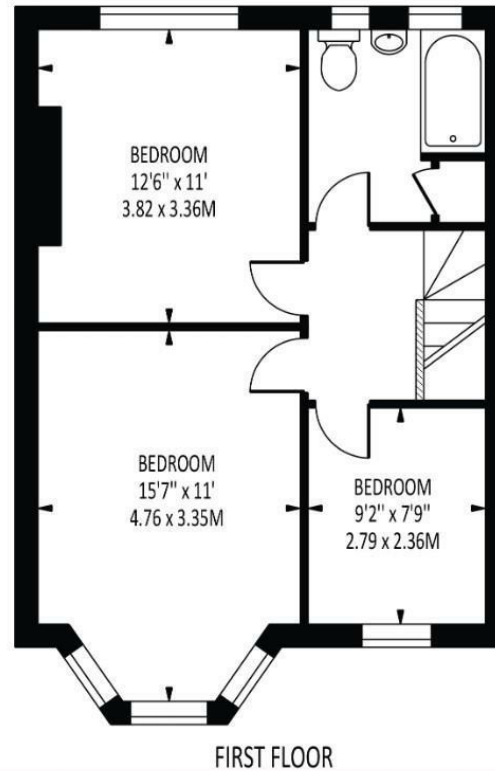
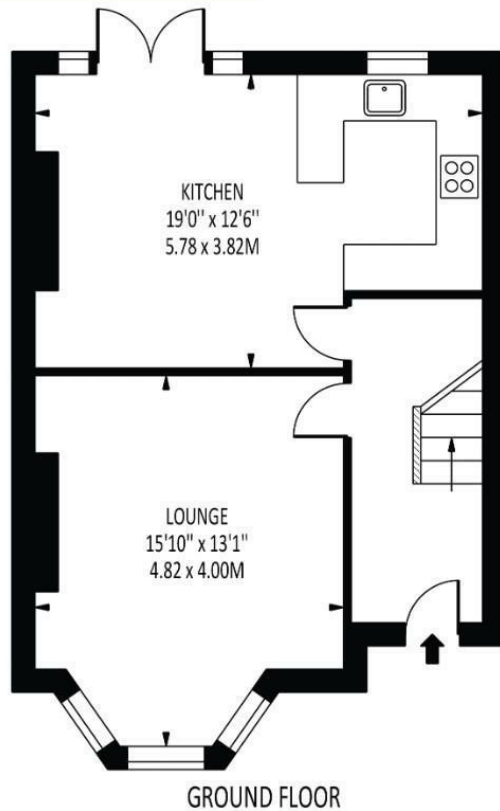





The **PERSONAL** Agent



Glenthorpe Road  
Total Area: 991 SQ FT • 92.06 SQ M



Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
	<b>61</b>	
England & Wales		EU Directive 2002/91/EC 

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



