

Butler's

thoughtful estate agency



Queen Mary Avenue
Morden, SM4 4JR

Guide price £700,000



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Positioned in one of Morden's most convenient residential locations, this lovely home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a quiet road, on the doorstep of fabulous amenities, open spaces, schools and transport links? Queen Mary Avenue will surpass your expectations, as it feels like it is in the epicenter of everything you need. Motspur Park station is also within short walking distance away, with bus stops around the corner. Inside the house, there is a fantastic layout as the property has been extended many years ago, with the condition also meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build.

On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous lounge with bay window is great for cozy nights in, with an amazing open plan family/dining space to the rear, perfect for get togethers and dinner parties, something you've probably been dreaming of for some time now. If we're on the money with the latter, the enlarged kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. Outside, the garden is the perfect size, being level and mostly laid to lawn. To the front you'll love the convenience of your very own driveway leading to the garage.





GROUND FLOOR

Porch

Hallway

Living Room

15'5 12'3 (4.70m x 3.73m)

KITCHEN/SITTING/DINING AREA

25'2 x 16'11 (7.67m x 5.16m)

Kitchen

Dining Room

FIRST FLOOR

Landing

Bedroom

15'9 x 10'10 maximum (4.80m x 3.30m maximum)

Bedroom

13'3 x 10'4 maximum (4.04m x 3.15m maximum)

Bedroom

9'8 x 6'11 (2.95m x 2.11m)

Bathroom

7'8 x 7'7 (2.34m x 2.31m)

OUTSIDE

Rear Garden

Driveway

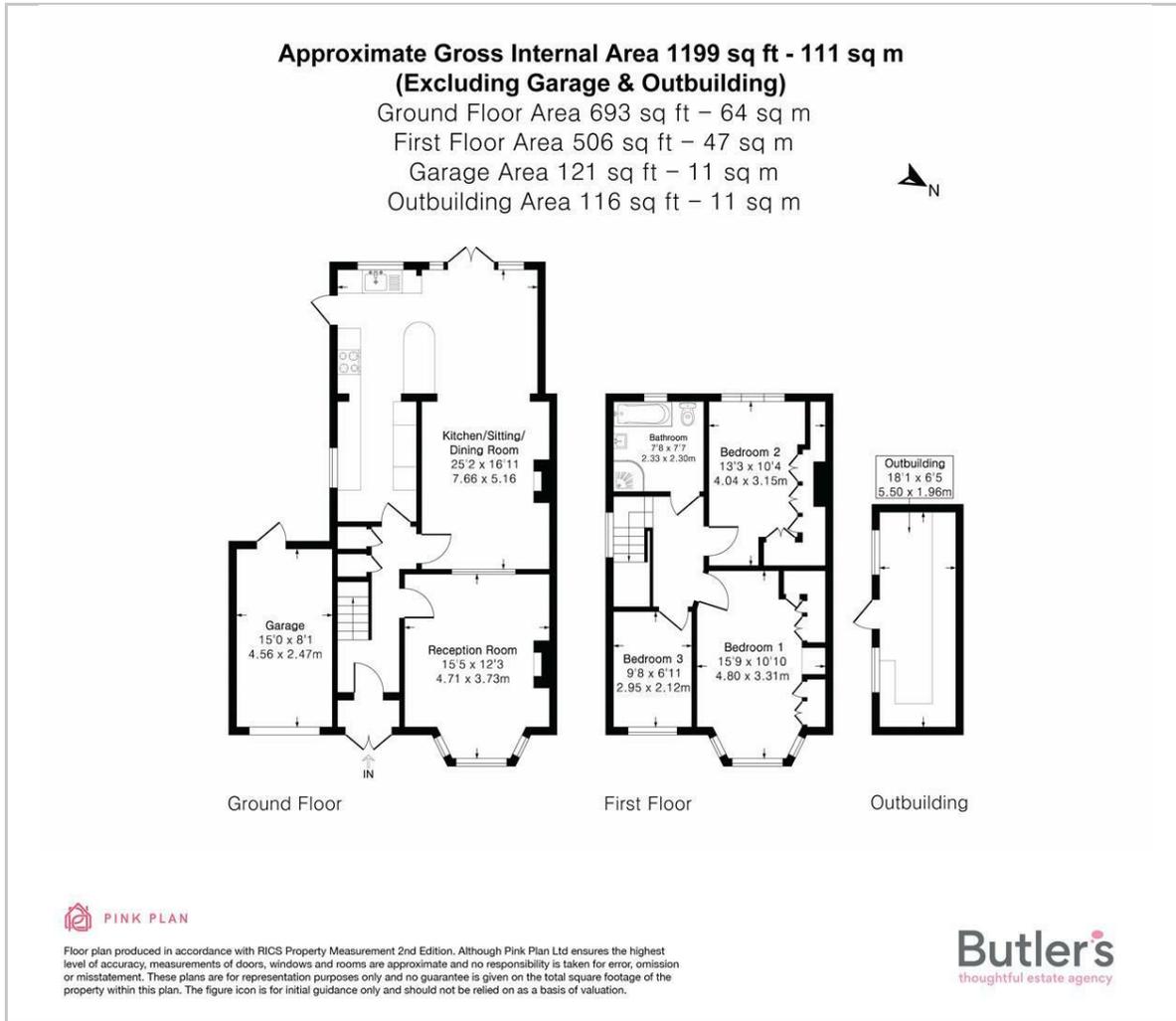
Garage

Workshop/Outbuilding

18'1 x 6'5 (5.51m x 1.96m)



Floor Plan



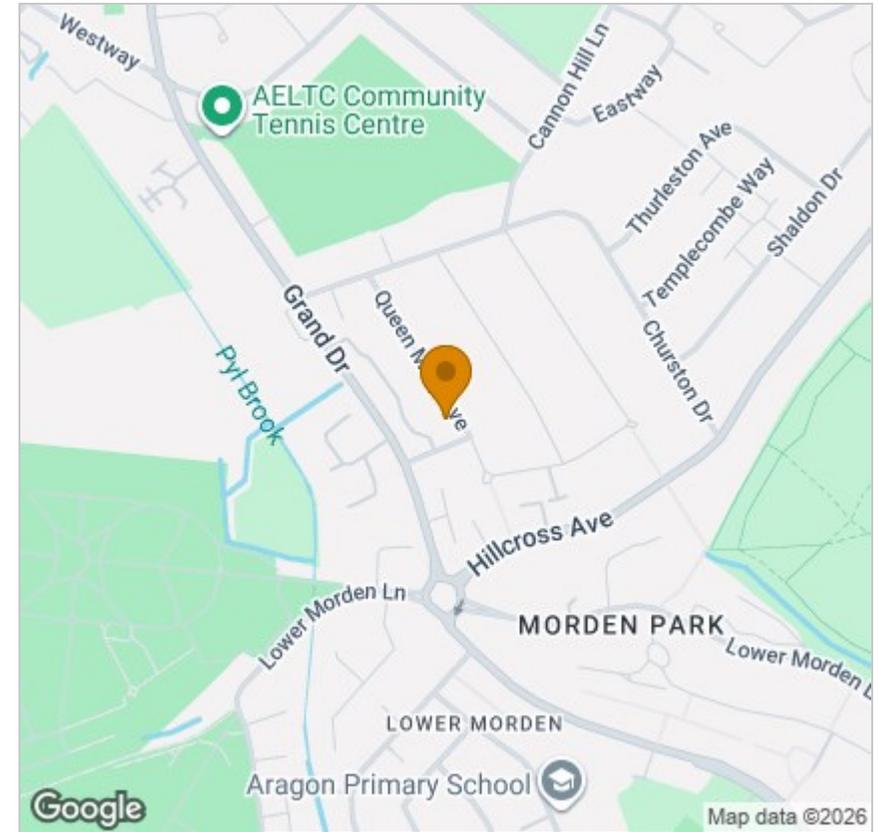
Viewing

Please contact our Butler's Worcester Park Office on 020 39 069 169 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

