Green Lane, Morden,

Guide Price £425,000 - Freehold

3 1 2

WILLIAMS HARLOW

Mallorca

Williams Harlow – A three bedroom house with the favoured parlour style interior (through lounge with first floor bathroom). With an immaculately presented but slightly dated interior, the property allows space for the new owner to project their dream house. The convenience of the location is ultra-impressive with shops, multiple transport link, parks and schools all within short walks. As ever Morden is one of those few affordable Greater London postcodes which offer an affordable purchase with room to grow and a tube station. Be quick to view now through us or miss out.

The Property

Offered without an onward chain, the property has been in the same ownership for decades and has been clearly and proudly loved. These houses were very well built and have stood the test of time. When built, several designs were under taken and this style was one of the most favoured for its through lounge, first floor bathroom layout. It probable you will modernise certain features and maybe extend but this is all considered within the marketing price. Three bedrooms, two reception rooms, bathroom, kitchen, hallway and landing.

Outdoor Space

A south west facing garden backing a park. Heightened privacy and a pretty garden ensure the outdoor space is going to be enjoyed year round.

The Local Area

A plum spot central for everything to include, St Helier hospital, St Helier train station, Morden tube station, Rosehill shops and restaurants, the A217, the local pub and parks. Buses are on hand to whisk you to Wimbledon and Cheam. The St Helier has always been a community and the neighbourly spirit lives on here.

Why You Should View

The chance to buy for less and modernise is becoming rarer, with the added advantage of knowing the quality of how the property has been completed is as important as the finish; you have the chance of both here. An easy sale with no onward chain and vacant possession ensure that any serious buyer is reflected by a serious seller.

Features

Three Bedrooms – Two Reception Rooms – First Floor Bathroom – Space to Modernise and Extend – South West Rear Garden

Benefits

NO CHARGE TO THE PURCHASER FOR CHECKING ID THROUGH WILLIAMS HARLOW – No Onward Chain – Close To All Local Amenities – Favoured Layout

Council Tax and EPC

D AND E

Local Schools

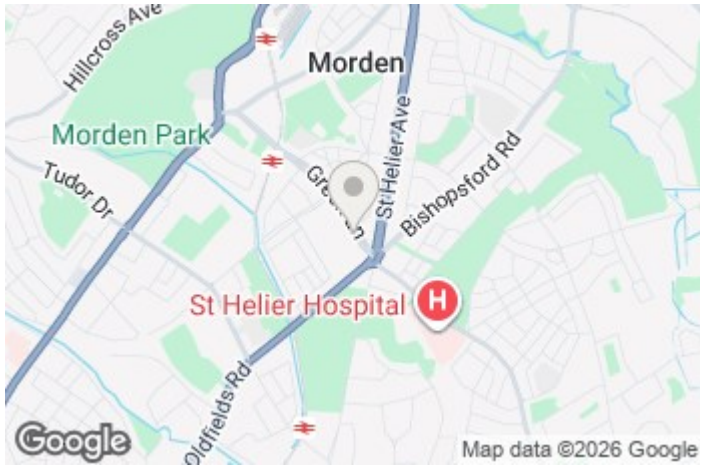
Abbey Primary School- State- Mixed- 3-11
Malmesbury Primary School- State- Mixed- 3-11
Glenthorne High School- State- Mixed- 11-18
Abbotsbury Primary School- State- Mixed- 3-11
Harris Academy Morden- State- Mixed- 11-18
Greenshaw High School- State- Mixed- 11-18

Local Transport

Trains - St Helier Station- 0.4 miles- via London Blackfriars circa 42 mins
Tube - Morden South Station- 0.8 miles via St Albans City and Wimbledon- circa 1hr 23 mins
Bus - 151- Shotfield to Worcester Park Station via Rose Hill Roundabout
164- Sutton Station to Francis Grove via Rose Hill Roundabout
154- West Croydon Bus Station to Morden Station via St Helier Station
S2- Epsom Clocktower to St Helier Station

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



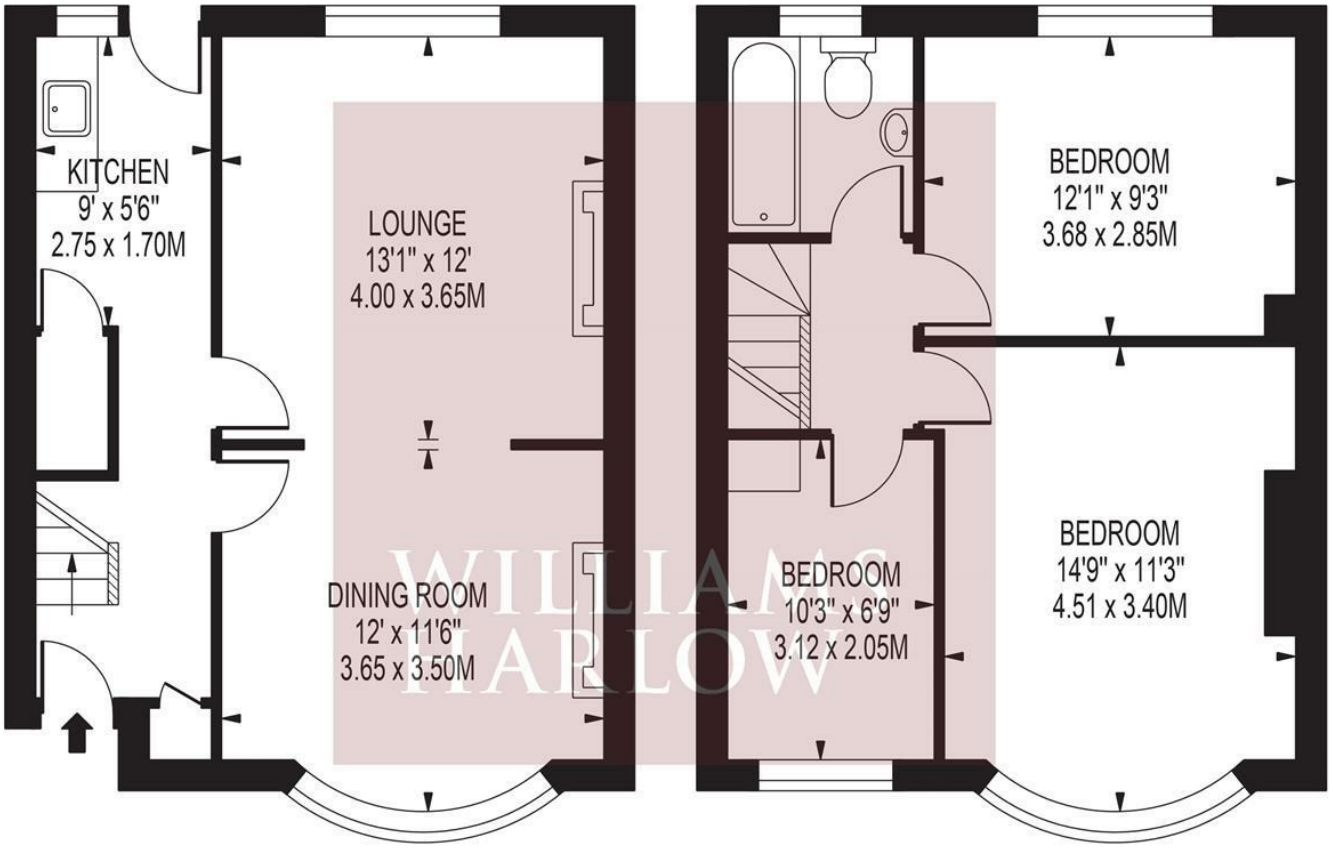
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

GREEN LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **840 SQ FT - 78.03 SQ M**

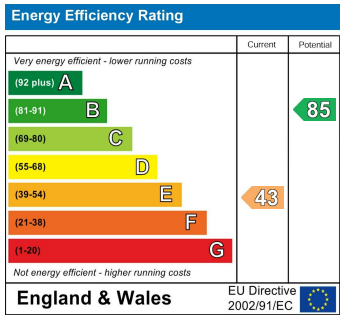


GROUND FLOOR

FIRST FLOOR

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 OR 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.



WILLIAMS HARLOW