



Garth Close, Morden, Surrey
Guide Price £495,000 - Freehold



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Williams Harlow – NO CHAIN, A smart first or second time buy, ideal for transport, shops and schools nearby. The property is a handsome three bedroom with off street parking and a double garage provided. Highly recommended for those who seek the best of Sutton and Merton, multiple transport options into central London.

The Property

With the ease of off street parking and porch to the front of the house, efforts getting in and out of the house are simpler. Inside, the house offers fresh, modern décor and the benefit of the ground floor extension upon the original layout. Accommodation includes three first floor bedrooms, first floor bathroom, two ground floor reception rooms, kitchen, garden room which doubles as utility room. The kitchen, ideal for busy families to spend time together, opens onto the dining room and shares a work top breakfast bar. The sellers have excelled in creating a cool calm interior which will impress you and visitors.

Outdoor Space

A west facing rear garden ensures a sunny disposition. The garden has been landscaped to minimise maintenance and maximise use. A large double garage occupies the end of the plot.

The Area

Stonecot Hill; Located between Sutton, Morden and Motspur park, with Cheam and Worcester Park a little further along. The property offers excellent transport options that include buses, trains and Morden tube. Shops , restaurants, doctors and general life serving amenities are all on hand and close by.

Vendor Thoughts

“Our nan lived here before us for many years. I grew up across the road and as a community we always encounter a friendly face upon the road”

Why You Should View

This loved house has been in the same family for many years.

Your chance is to inherit a modern interior, a prime spot on a sought after road and a desirable garage which enables hobby options.

Local Schools

Aragon Primary School- State 3-11
St John Fisher RC Primary School- State 3-11
Dorchester Primary School- State 3-11
St Cecilia's Catholic Primary School- State 3-11
Blossom House School- Fee Paying- 3-19

Local Transport

Garth Close to Morden Station- 2.0 miles via Hillcross Avenue
Motspur Park Station- 0.9 miles
Worcester Park Station-0.9 miles
St Helier Station- 1.2 miles
Bus Routes
293- Epsom Hospital to Morden Station
413- Sutton Bus Garage to Morden Station
163- London Rd/Morden Station to Francis Grove

Features

Three Bedroom - Two Reception Rooms - Kitchen – Garden
Room/Conservatory - Modern Interior - West Facing Garden -
Double Garage

Benefits

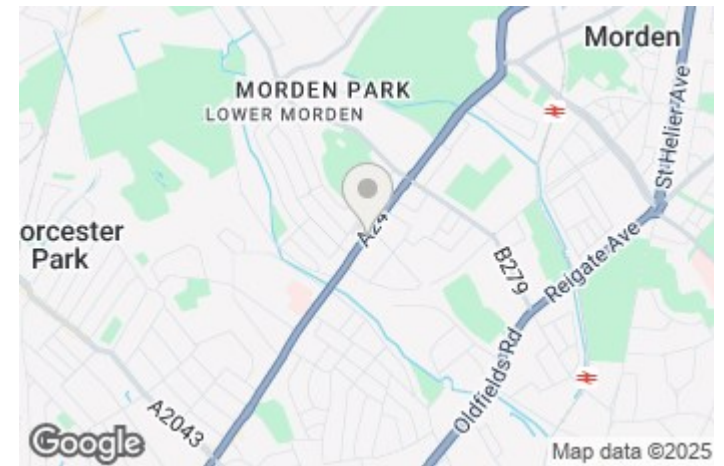
Off Street Parking - Close to Shops - Close to Restaurants -
Multiple Transport Options - Cul-de-sac Location

EPC AND COUNCIL TAX

C and D

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.



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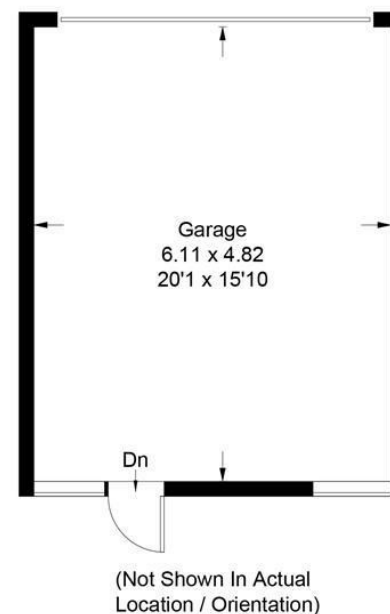
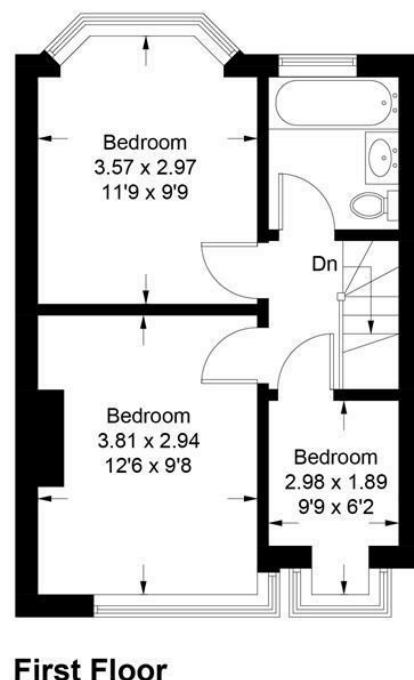
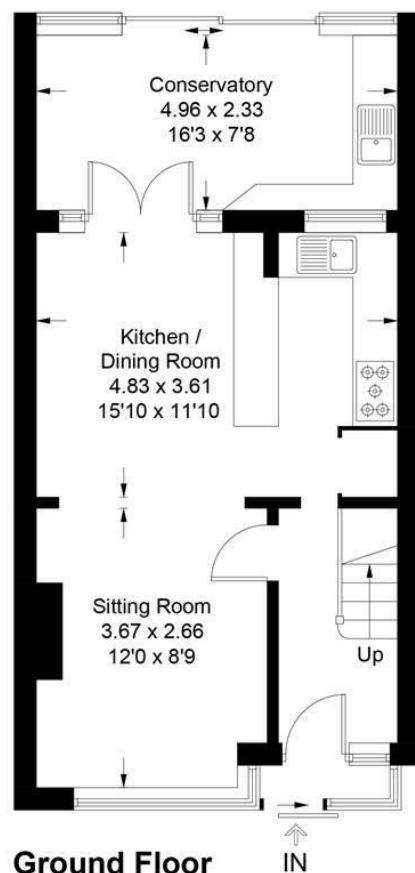
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Approximate Gross Internal Area = 81.9 sq m / 881 sq ft

Garage = 29.3 sq m / 315 sq ft

Total = 111.2 sq m / 1196 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1157228)

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