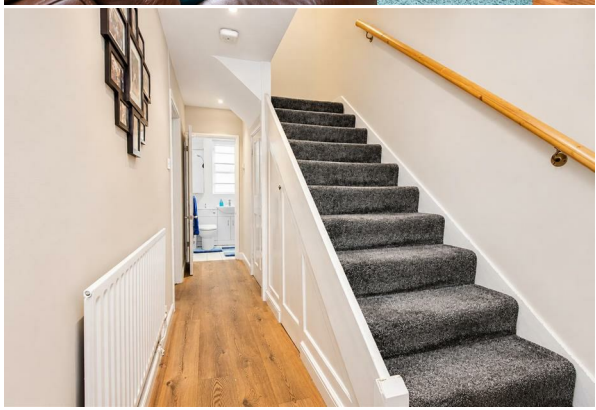








104 Middleton Road, Morden, SM4 6RR

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Offers over £475,000

Cromwells
ESTATE AGENTS

104 Middleton Road, Morden, SM4 6RR

CHAIN FREE Nestled on Middleton Road in Morden, this charming mid-terrace house presents an inviting opportunity for those seeking a blend of modern living and comfort. Spanning 685 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space. The good-sized lounge offers a welcoming atmosphere, perfect for relaxation or entertaining guests, while the well-appointed kitchen and bathroom cater to all your daily needs.

One of the standout features of this home is the versatile outdoor dining space, which can be adapted to suit the seasons. Whether you wish to enjoy al fresco dining during the warmer months or seek shelter from the chill in the colder months, this area provides the perfect solution. The pretty South aspect garden further enhances the property, offering a delightful spot for ample sun throughout the day and social gatherings with friends and family.

The location is particularly advantageous, being in close proximity to excellent schools, making it a prime choice for families. Additionally, the nearby transport links, including Morden underground station, ensure easy access to the wider area, enhancing your commuting experience. For those who appreciate green spaces, Moreton Green is just across the road, providing a lovely local park to enjoy.

In summary, this delightful three-bedroom house on Middleton Road is a perfect blend of comfort, convenience, and charm, making it an excellent choice for your next home.

Accommodation

Entrance Hall
Understairs storage cupboard, radiator, oak engineered wood flooring.

Bathroom
Three piece suite comprising bath with chrome mixer tap and showerhead attachment, electric shower, vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, tiled walls and flooring, heated towel rail, double glazed obscure window to rear aspect.

Living Room
Double glazed window to front aspect, oak engineered wood flooring, radiator, gas fireplace.

Kitchen
Range of modern fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor fan above, space for fridge freezer and washing machine, tiled splashback, radiator, tiled flooring, double glazed window to rear aspect, back door opening out to garden.

Stairs to 1st floor landing
Loft access

Bedroom One
Built-in wardrobe, laminate flooring, radiator, double glazed windows to front aspect.

Bedroom Two
Double glazed window to rear aspect, laminate flooring, radiator

Bedroom Three
Radiator, laminate flooring, double glazed window to rear aspect.

Outside

Driveway providing off street parking for up to 2 cars

Rear Garden
Southerly aspect garden, pergola with decking and versatile outdoor dining space, outdoor power socket and water tap, lawn section, borders with shrubs, garden shed.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

























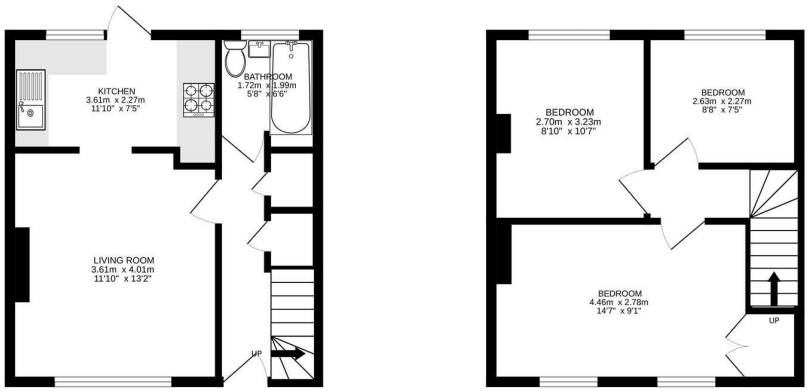

BERNET
HEAT




LAY-Z-SPA



Floor Plan

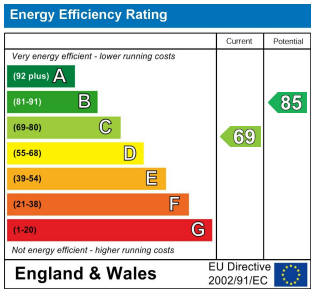


Ground floor
31.7 sq.m. (341 sq.ft.) approx.

1st floor
32.0 sq.m. (344 sq.ft.) approx.

TOTAL FLOOR AREA : 63.7 sq.m. (685 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

- Lived here 19 years -refurbished kitchen and bathroom, and general redecoration.

- Vendor looking to move in with partner, selling with NO CHAIN

- Boiler in kitchen cupboard, regularly serviced, installed 2009

- Loft boarded for storage, insulated, has a pull down ladder and light.

- Boundary line responsible for right hand side

- Opportunity to extend to the rear or in the loft like other neighbours in the road have done (S.T.P.P)

- Driveway has dropped kerb and parking for two cars

- Outdoor dining/entertaining area in the garden, vendor uses this all year round as sails can be zipped up during colder months, sails will be left so it's a useable social space all year round.

- Great location for access to Morden underground station, Moreton Green also just opposite with local green space with a playground/recreation area.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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