








109 Wolsey Crescent, Morden, SM4 4TD

Offers over £620,000

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WH WATSON HOMES
Estate Agents

# 109 Wolsey Crescent, Morden, SM4 4TD

SIMPLY STUNNING!!! Watson Homes are delighted to offer this three bedroom extended family home.

The property benefits from modern open plan living, a downstairs shower room and WC, a modern kitchen and bathroom, a detached outhouse, a pretty rear garden and off street parking.

Located on a sought after residential road in a family favoured area due to the locality to good local schools and with transport links close by in Morden and Raynes Park.

## Accommodation

Obscure double glazed composite front door to…

Entrance hall
Engineered walnut flooring, modern radiator, UPVC leaded light double glazed window to front aspect, fitted plantation shutters, under stairs storage cupboard, wall mounted thermostat, picture rail.

Lounge
UPVC double glazed leaded light bay window to front aspect, fitted plantation shutters, engineered walnut flooring, double panel radiator, dual fuel stove with solid surround, open plan to…

Dining area
UPVC glazed window to rear aspect and patio doors leading to garden, modern radiators, engineered walnut flooring.

Kitchen
Range of fitted gloss wall units with matching cupboards and drawers below, integrated fridge/freezer, integrated dishwasher, washing machine and tumble dryer, space for large gas range cooker with extra extractor fan above, quartz worktops with inlaid stainless steel sink and chrome mixer tap, cupboard housing boiler, UPVC double glazed window to side aspect, engineered walnut flooring.

Downstairs shower room
Consisting a tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, tiled flooring with underfloor heating, part tiled walls, extractor fan, obscure UPVC double glazed window to side aspect, heated chrome towel rail.

Stairs to 1st floor landing
Obscure UPVC double glazed leaded light window to front aspect, loft access, picture rail.

Main bedroom
UPVC double glazed leaded light bay window to front aspect, fitted plantation shutters, single panel radiator, oak flooring.

Bedroom two
UPVC double glazed bay window to rear aspect, fitted plantation shutters, single panel radiator, wood laminate flooring.

Bedroom three
UPVC double glazed leaded light oriel bay window to front aspect, single panel radiator, oak flooring.

Bathroom
Modern suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, wash hand basin with mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel, tiled walls, tiled flooring with underfloor heating, extractor fan, obscure UPVC double glazed windows to side aspect.

Rear garden (South Westerly aspect) - Approximately 80ft
Rear decking area leading to lawn section, further decking at rear and access to garden shed, fence enclosed, gated side access, outside water and power supply.

Detached outhouse
Currently used as a Gym area with power and lighting.

Front
Block paved driveway providing off street parking.

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






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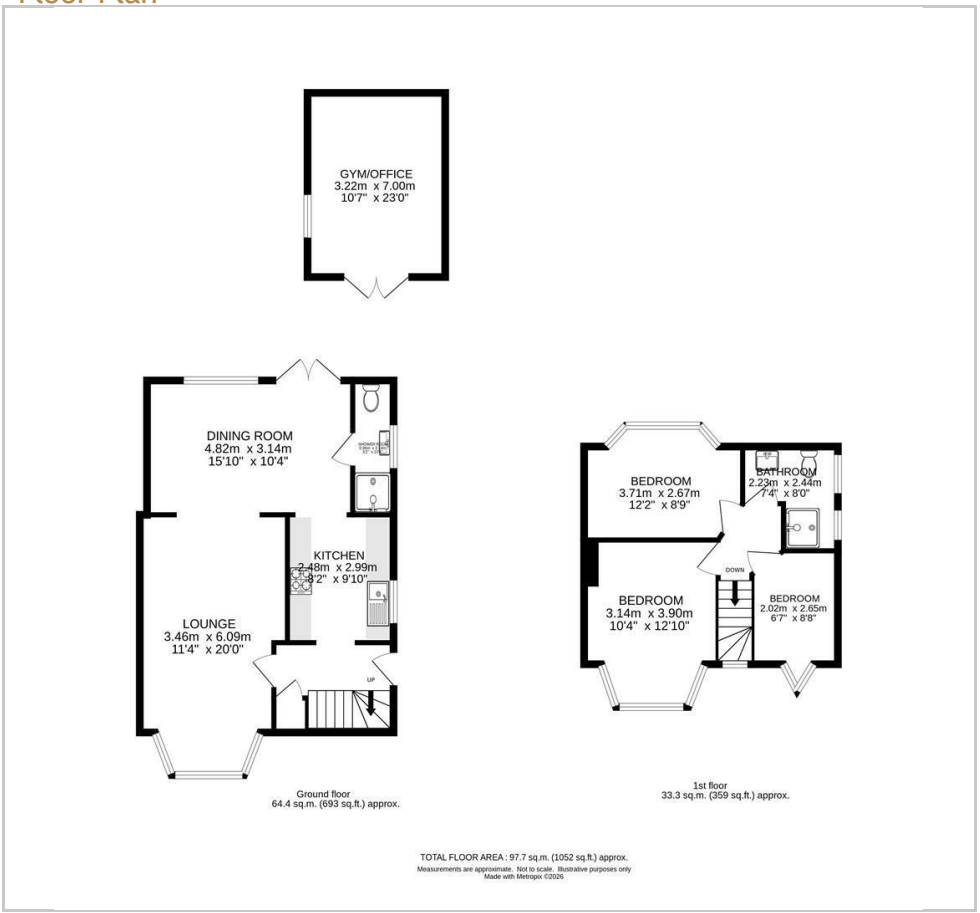


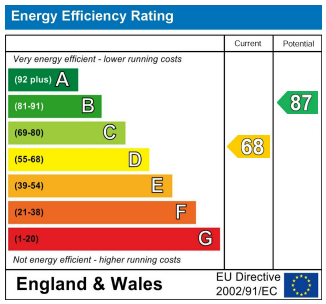

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WINMAU
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## Floor Plan




## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this

## Additional Information

Boiler is in the kitchen cupboard, installed 2012.

Loft fully boarded, with ladder & light.

Sellers are suited (relocating to Banstead)

Fence - left hand side

South facing garden

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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