

29 Newminster Road, Morden, Surrey, SM4 6HJ

Offers in excess of £550,000



WH WATSON HOMES
Estate Agents

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Overview

Situated on the desirable Newminster Road in Morden, this delightful three-bedroom turn key mid-terraced house offers a wonderful opportunity for families in search of a well-appointed home. The property features two inviting reception rooms, creating a seamless flow between the spacious dining area and the comfortable living room, ideal for both relaxation and entertaining guests.

The thoughtful layout includes family shower room that adds to the convenience of daily living. The current owners have meticulously refurbished the entire house to a high standard, ensuring that every detail has been carefully considered. Notably, the addition of off-street parking for one vehicle, achieved by dropping the kerb at the front, is a significant advantage in this sought-after area.

One of the standout features of this property is the luxurious annexe or studio, complete with an en suite wet room, providing an excellent space for guests or as a private retreat. Families will particularly appreciate the home's prime location, directly opposite Malmsbury Primary School, making the morning school run effortless.

For those seeking leisure activities, the nearby David Weir Leisure Centre offers a range of facilities and events suitable for all ages, ensuring there is always something to enjoy. Transport links are superb, with bus stops conveniently located nearby, providing direct access to Sutton, Hackbridge, and Crystal Palace for mainline rail services, as well as Morden for the Northern Line Underground station. Tramlink is also easily reachable, either via a short bus ride or a pleasant 15–18 minute walk, enhancing connectivity across South London.

In summary, this property is a perfect blend of modern living, convenience, and a prime location, making it an ideal choice for families looking to settle in a vibrant community.

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Accommodation

Covered entrance

Obscure UPVC double glazed front door to..

Spacious entrance hall

Wood effect flooring, fitted storage cupboard and under stairs storage.

Dining Room

UPVC double glazed windows front aspect, wood laminate flooring, column radiator, coved ceiling, down lights

Lounge

UPVC double glazed bi folds to rear aspect, wood effect flooring, coving, column radiator, down lights, sky lights

Kitchen

Range of fitted shaker style wall units with matching cupboards and drawers below, tiled splash back, laminate work top work surfaces with inlaid ceramic sink and chrome mixer tap, inlaid gas hob with extractor fan above and built in oven/grill, built in microwave, integrated dishwasher, space and plumbing for washing machine, wood effect flooring, coved ceiling, down lights

Stairs to 1st floor landing

Bedroom one

UPVC double glazed window to front aspect, single panel radiator, coved ceiling, lighting

Bedroom Two

UPVC double glazed window to rear aspect, single panel radiator, wood effect flooring, coved ceiling, lighting

Bedroom Three

UPVC double glazed window to front aspect, radiator, wood effect flooring, lighting

Shower Room

Consisting of tiled fully cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below and above low-level push button flush WC, tiled effect flooring, tiled walls, obscure UPVC double glazed window to rear aspect, heated towel rail.

Rear garden

Paved patio area and footpath and lawn leading to luxury annexe/ studio

Luxury annexe / studio with en suite. Fully insulated luxury annexe, wood effect flooring, storage, separate fuse board, heating. En suite shower room comprising wc, basin and electric shower

Additional storage behind the annexe

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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

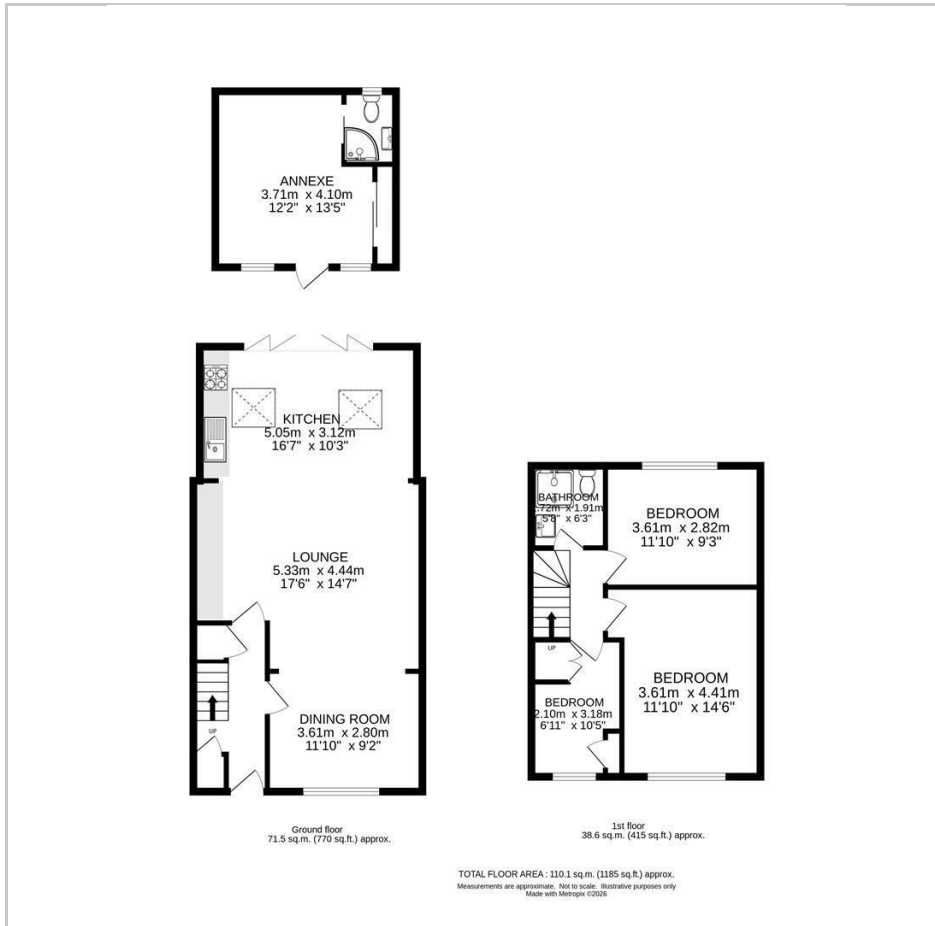








Floor Plan



Additional Information

Loft fully boarded with drop down ladder

Fully insulated

Combi boiler 9 years old and serviced regularly

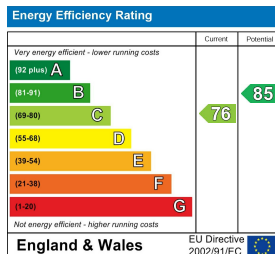
Full re wire with certs

No permit but camera in action during school hours do not access 2.25-4 as controlled zone

Vendor upsizing and seen a property

Fence ownership left and front and back

Extension all passed and has documentation



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222

if you wish to arrange a viewing appointment for this

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