



257 Garth Road, Morden, SM4 4NF

Guide price £585,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this deceptively spacious five bedroom end of terrace family home. The property has been extended and benefits from modern open plan living, three bathrooms (one en-suite), a pretty rear garden and allocated residents parking.

Ideally located within Morden, the house is within easy reach of a range of transport links, bus stops, shops and restaurant's. For the growing family, there is a plethora of schooling for all ages in both the public and private sector. The wider area has a range of recreational facilities.

Accommodation

Covered entrance
Obscure UPVC double glazed front door to..

Spacious entrance hall
Obscure UPVC double glazed window to side aspect, coved ceiling, under stairs storage cupboard, solid wood flooring, wall mounted “Hive” heating control.

Lounge
UPVC double glazed bay window to front aspect, double panelled radiator, solid wood flooring, coved ceiling, archway to..

Dining room
UPVC double glazed doors to rear aspect, feature skylight, solid wood flooring, coved ceiling, double panel radiator, sliding doors leading to..

Kitchen
Range fitted gloss wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and chrome mixer tap, space for large gas range cooker with extractor fan above, integrated microwave, space for American style fridge/freezer, space and plumbing for washing machine, tiled splash back, tiled flooring, double panel radiator, UPVC double glazed windows to rear aspect, electric Velux window.

Downstairs WC
Consisting of low-level pushbutton flush WC, wash hand basin with chrome taps, heated chrome towel rail, part tiled walls, tiled flooring, extractor fan.

Stairs to 1st floor landing
Obscure UPVC double glazed window to side aspect.

Bedroom one
UPVC double glazed window to front aspect, solid wood flooring, single panel radiator, built-in wardrobe.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower, wash handbasin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, heated chrome towel rail, tiled flooring, tiled walls, shaver point, obscure UPVC double glazed window to front aspect.

Bedroom two
UPVC double glazed window to rear aspect, solid wood flooring, single panel radiator.

Bedroom three
UPVC double glazed window to rear aspect, solid wood flooring, single panel radiator.

Bathroom
Modern three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash handbasin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan.

Stairs to 2nd floor
UPVC double glazed window to side aspect.

Bedroom four
UPVC double glazed window to rear aspect, solid wood flooring, double panel radiator.

Bedroom five
Two Velux windows to front aspect, double panel radiator, access to eaves storage, solid wood flooring.

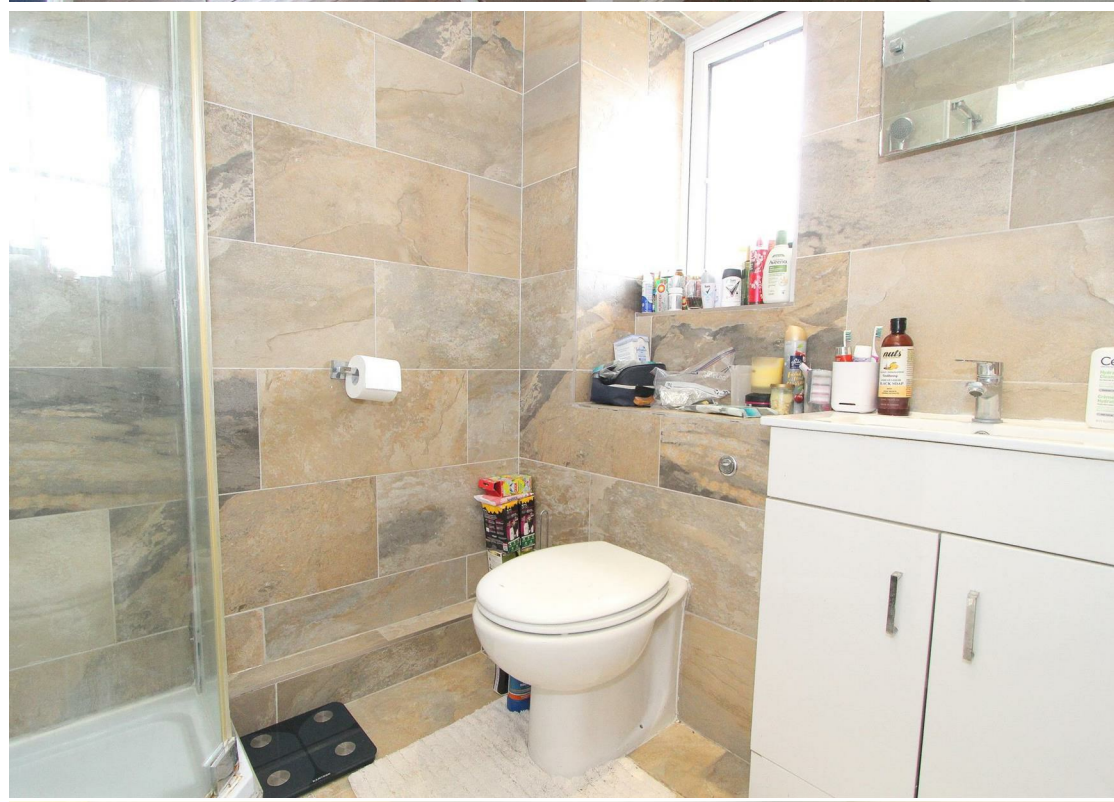
Shower room
Consisting a tiled cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, heated chrome towel rail, tiled flooring, tiled walls, shaver point, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden (Westerly aspect)
Paved patio area with footpath to rear, artificial lawn section, outside tap, fence enclosed, gated side access, garden shed.

Outside
Allocated 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

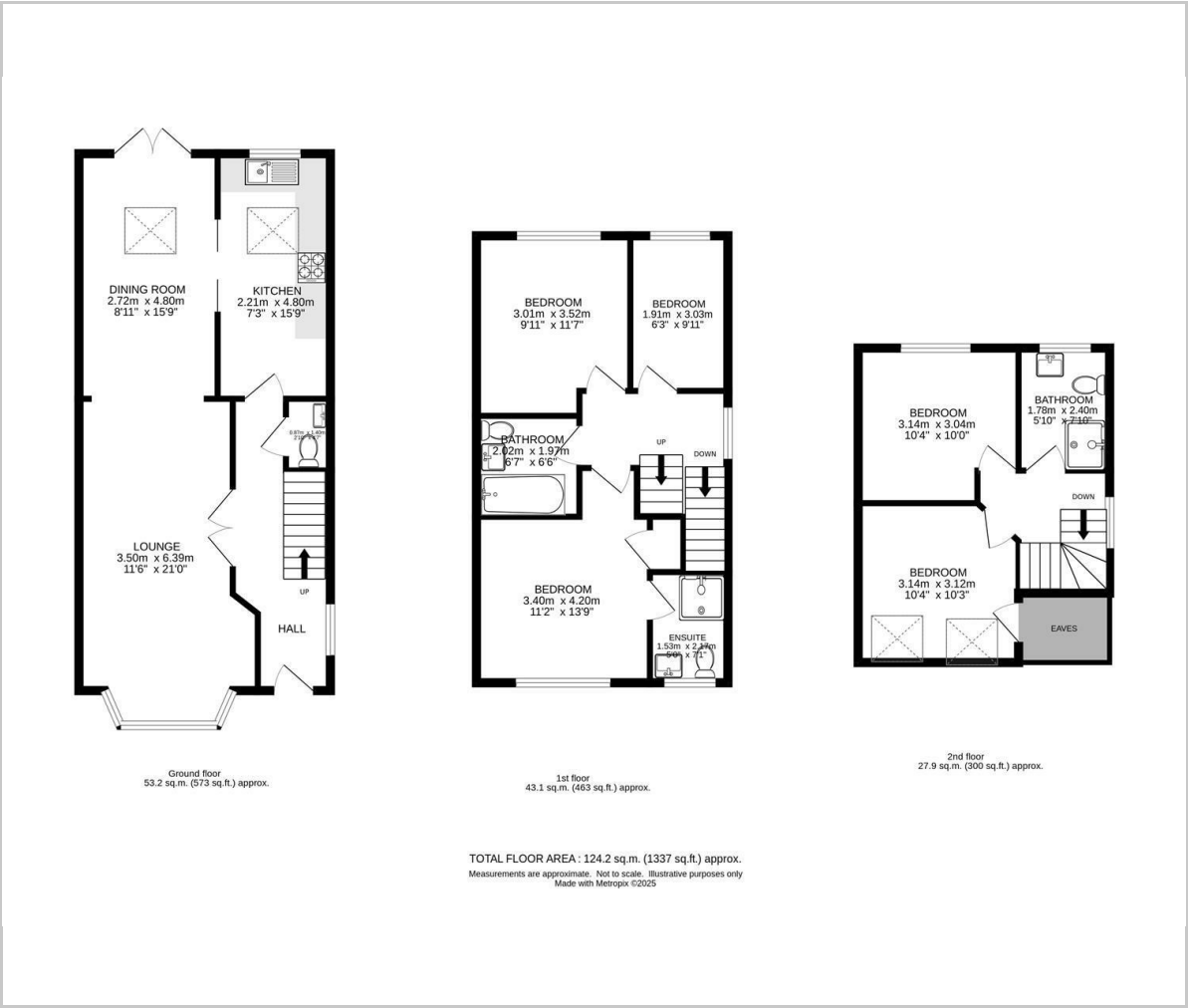








Floor Plan

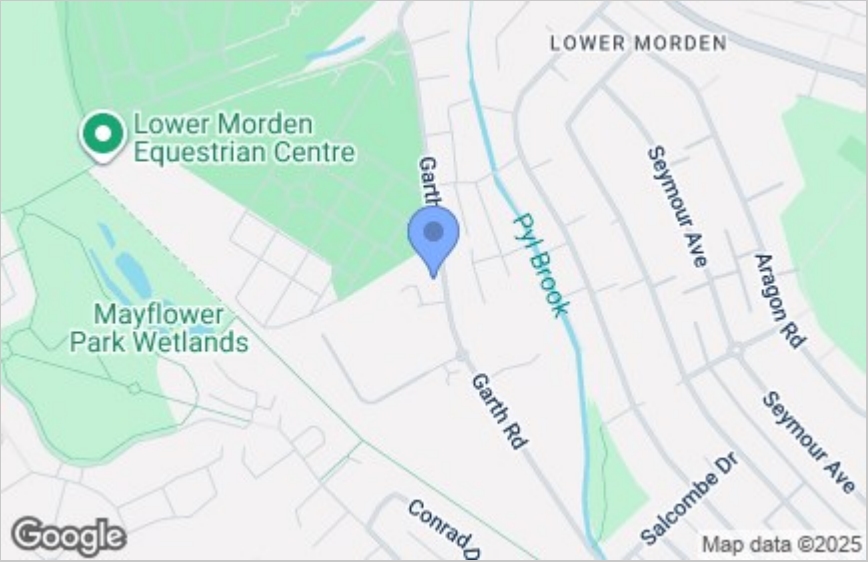


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

