



Shaldon Drive, Morden

- No Onward Chain
- Private Garden
- Off Street Parking
- Excellent Transport Links

Asking Price £575,000

- 3/4 Bedrooms
- Scope to Further Extends STPP
- Close to Local Amenities
- Viewings are Highly Recommended

Tenure: Freehold

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Shaldon Drive, Morden

DESCRIPTION

Nestled in the charming area of Shaldon Drive, Morden, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,022 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The Three well-proportioned bedrooms and Loft Room provide ample space for a growing family or those seeking extra room for guests or a home office.

The house, built in the 1930s to 1950s, exudes character and warmth, making it a welcoming retreat. The single bathroom is thoughtfully designed to cater to the needs of the household, ensuring functionality without compromising on style.

One of the standout features of this property is the generous parking space, accommodating up to two vehicles, a rare find in this area. This convenience is particularly appealing for families or those with multiple cars.

Shaldon Drive is well-positioned, offering easy access to local amenities, schools, and transport links, making it an ideal location for both families and professionals. This property presents a wonderful opportunity to create a home that reflects your personal style while enjoying the benefits of a vibrant community. Don't miss the chance to make this charming house your new home.

Available with no onward chain. Viewings are highly recommended.

Available with no onward chain!!



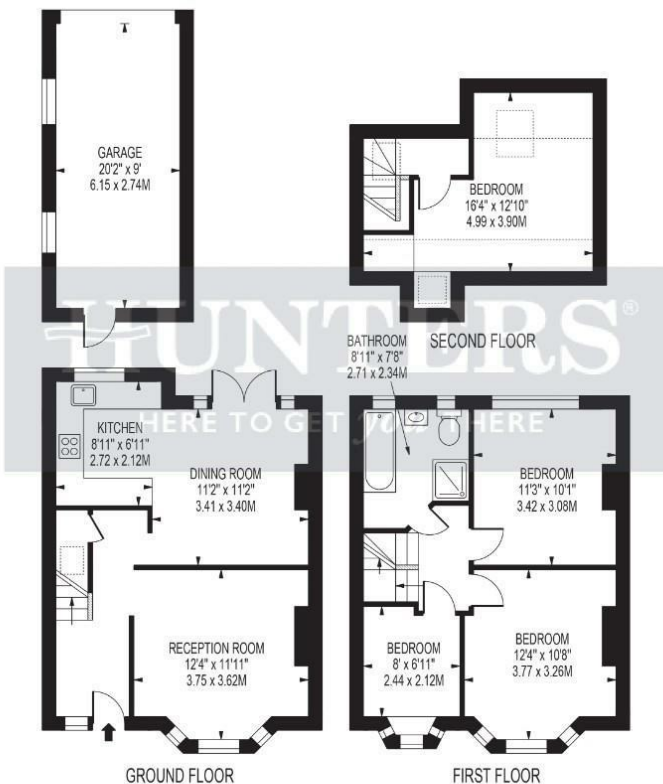
SHALDON DRIVE MORDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1022 SQ FT - 94.98 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 73 SQ FT - 6.74 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 181 SQ FT - 16.85 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES INDICATED ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



Council Tax: E

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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