



Morley Road, , SM3 9LN

- Three Bedroom End Of Terrace House
- Off Road Parking
- Cul-De-Sac Location
- Good Transport Links
- Two Garages To The Rear
- Potential To Extend Up & Out STPP
- Close to Local Amenities

£550,000



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DESCRIPTION

Situated on the sought-after Morley Drive in Morden, this spacious three-bedroom semi-detached home offers an exciting opportunity for buyers looking to create their ideal family residence. With generous proportions throughout and excellent potential to extend into the loft and rear (STPP), this property is perfectly suited to growing families or those seeking to add value.

The home is presented in fair condition and has been well maintained, though it would benefit from a degree of modernisation, allowing purchasers to put their own stamp on the space. The layout is both practical and versatile, featuring two separate reception rooms. To the front is a comfortable lounge, while to the rear a dining room provides an excellent space for entertaining, with French doors opening directly onto the garden and allowing plenty of natural light to flood the room. The kitchen is well-appointed, offering a range of wall and base units and ample workspace. Externally, the property truly stands out. The large, sunny rear garden offers fantastic outdoor space and further development potential. At the rear of the garden, there are two single garages, providing valuable storage or parking options. Upstairs, the property comprises two well-proportioned double bedrooms along with a good-sized third single bedroom, ideal for a child's room, home office, or nursery. A family bathroom completes the first-floor accommodation.

Morley Drive is conveniently located for a range of well-regarded local schools, making it a popular choice for families. The area is also well served by transport links, with nearby stations providing easy access into Central London, along with a selection of local bus routes. Morden town centre is within easy reach, offering a variety of shops, amenities, and leisure facilities.





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MORLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 932 SQ FT - 86.54 SQ M
(EXCLUDING GARAGE 1 & GARAGE 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 1: 175 SQ FT - 16.24 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 2: 116 SQ FT - 10.75 SQ M



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Viewings

Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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