

**CHURSTON DRIVE, MORDEN, SM4**  
**£585,000 FREEHOLD**

**A WELL PRESENTED SEMI-DETACHED FAMILY HOME  
OFFERING SCOPE FOR EXTENSION STPP AND AN  
ULTRA CONVENIENT LOCATION**

**Winkworth**

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## AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Garden approx. 60ft
- Off Street Parking
- Garage
- Potential To Extend STPP
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

This well-presented, three-bedroom semi-detached family home offers scope for extension subject to the usual planning consents, contemporary style décor, large frontage and a 70ft approx. rear garden.

The property is conveniently located close to several transport links including South Merton, Raynes Park, Morden South and Morden Underground stations, and several bus routes to surrounding areas such as Sutton, Epsom, Wimbledon, and Kingston.

Numerous well-regarded schools are within easy reach including St John Fisher RC Primary School, Hillcross Primary School, Rutlish School, Raynes Park High School and the Ofsted Outstanding Perseid School.

Local amenities including Morden Park and Leisure Centre, Raynes Park playing fields and a variety of shops at restaurants and Morden and Raynes Park town centres.

Accommodation comprises an entrance porch, two well-proportioned reception rooms, a modern fitted kitchen, three good-sized bedrooms and a family bathroom with walk-in shower.

Externally, the garden is high fence enclosed for privacy and has a south westerly aspect. To the front, there is a driveway for ample off-street parking and a pretty front garden. For those seeking parking for several vehicles, the front garden could be paved to create a larger driveway. There is also a detached garage and side access.



## ACCOMMODATION

### Entrance Hall

Living Room - 12'3" x 11'10" max (3.73m x 3.6m max)

Dining Room - 11'5" x 11'1" max (3.48m x 3.38m max)

Kitchen - 9'10" x 6'9" max (3m x 2.06m max)

Bedroom - 12'5" x 10'4" max (3.78m x 3.15m max)

Bedroom - 11'4" x 10'2" max (3.45m x 3.1m max)

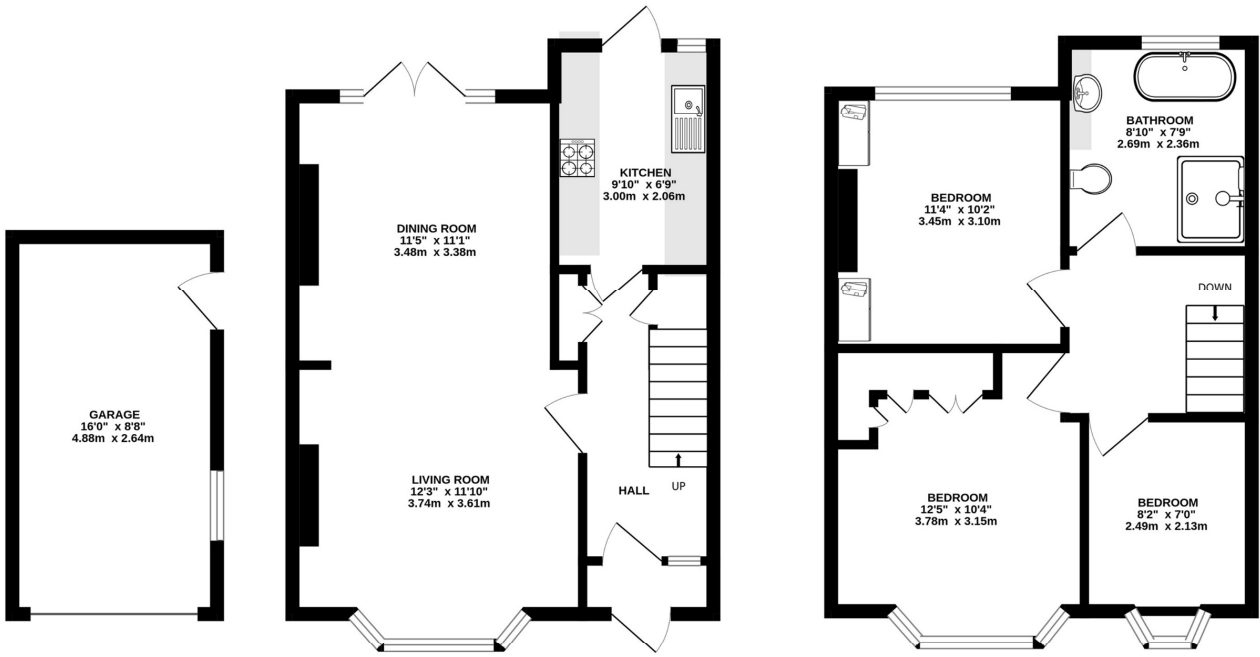
Bedroom - 8'2" x 7' max (2.5m x 2.13m max)

Bathroom - 8'10" x 7'9" max (2.7m x 2.36m max)

Garden - Approx. 60ft

Off Street Parking

Garage - 16' x 8'8" max (4.88m x 2.64m max)



GROUND FLOOR

FIRST FLOOR

**Churston Drive, Morden SM4 4.ID**  
 INTERNAL FLOOR AREA (APPROX.) 975 sq ft/ 90.5 sq m  
 Including Garage

Garden extends to 60' (18.28m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

