



HARTLAND WAY, MORDEN, SM4

£650,000 FREEHOLD

A WELL PRESENTED FOUR BEDROOM FAMILY HOME IDEAL FOR FAMILIES AND COMMUTERS AND BENEFITTING FROM SPACIOUS ROOM SIZES THROUGHOUT

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AT A GLANCE

- No Onward Chain
- 4 Bedrooms
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Area
- Cloakroom/WC
- Family Bathroom plus En-Suite Shower Room
- Rear and Front Garden
- Garage
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A well-presented four bedroom family home, benefitting from spacious room sizes throughout, fantastic open-plan ground floor living space and a secluded rear garden.

The property is situated on a quiet residential road and is ideal for families and commuters. Numerous transport links are close by including Sutton Common, Morden South, St Helier and West Sutton mainline stations, alongside a variety of bus routes to Morden Underground station, Sutton, and Kingston. Several well-regarded schools are within easy reach including Glenthorne High School, Cheam Park Farm Academy and Brookfield Primary Academy. The local area offers a variety of amenities including shops, restaurants, leisure centres and parks, in particular the nearby picturesque The Paddocks park and gardens.

Accommodation comprises a useful entrance porch, downstairs WC, living room and dining room, both with feature fireplaces, kitchen/breakfast room and utility area. On the first floor, there are two double bedrooms, a third bedroom/study and the family bathroom. On the second floor, there is a large principal bedroom with plenty of built in storage and an en-suite shower room.

Externally, you will find a mature private rear garden that includes a decking area for socialising and outside dining, a pretty wall enclosed, front garden and garage at the rear.

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 15' x 12' max (4.57m x 3.66m max)

Dining Room - 12'3" x 11' max (3.73m x 3.35m max)

Kitchen/Breakfast Room - 17' x 10'8" max (5.18m x 3.25m max)

Utility Room - 8'2" x 6'11" max (2.5m x 2.1m max)

Cloakroom/WC

Bedroom - 15' x 11' max (4.57m x 3.35m max)

Bedroom - 12'6" x 10' max (3.8m x 3.05m max)

Study

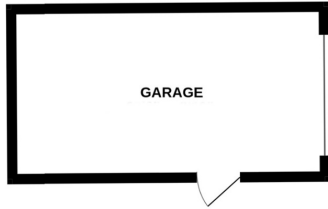
Bathroom - 8' x 8' max (2.44m x 2.44m max)

Bedroom - 19' x 12' max (5.8m x 3.66m max)

En-Suite

Garden - Approx. 32ft

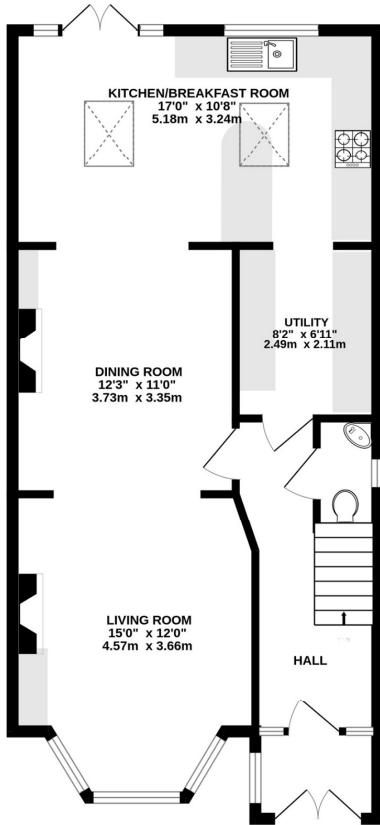
Garage



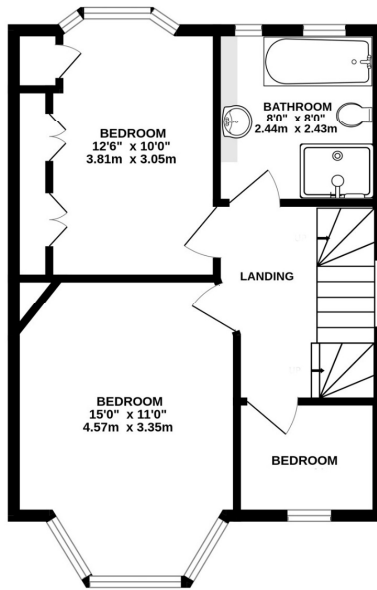
Hartland Way, Morden SM4 5QN

INTERNAL FLOOR AREA (APPROX.) 1440 sq ft/ 134.0 sq m
Excluding Garage

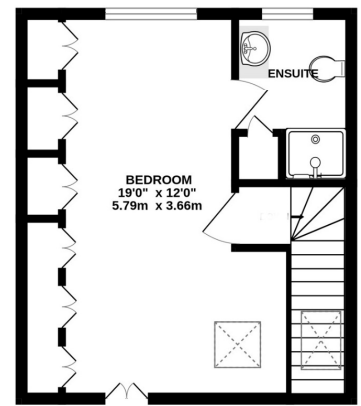
Garden extends to 32' (9.75m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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