



## WENTWORTH CLOSE, MORDEN, SM4

**£615,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC FEATURING A STUNNING OPEN-PLAN KITCHEN DINER AND A LANDSCAPED REAR GARDEN**

**Winkworth**

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## AT A GLANCE

- 3 Bedrooms
- Loft Room
- Living Room
- Open Plan Kitchen  
Breakfast Room
- Dining/Family Room
- Bathroom
- Driveway
- Close To Several  
Transport Links
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

A three bedroom family home located in a quiet cul-de-sac, benefiting from a stunning open-plan kitchen diner and spacious room sizes throughout.

The local area offers a variety of amenities including shops, restaurants, leisure centres and parks, in particular the Paddocks which is very close by.

Commuters will have the choice of transport links including Sutton Common, Morden South, St Helier and West Sutton train stations, alongside a variety of bus routes to Morden Underground, Sutton and Kingston.

Several well-regarded schools are within easy reach including Glenthorne High School, Cheam Park Farm Academy and Brookfield Primary Academy.

The accommodation to the ground floor comprises a spacious entrance hall, a living room with bay window and feature fireplace, a fantastic open-plan living space which includes underfloor heating, a gorgeous kitchen, built in seating area and breakfast bar, family room with bi-folding doors and downstairs cloakroom/WC.

Upstairs, there are two well-proportioned double bedrooms, a third single bedroom, a family bathroom and a loft room on the second floor.

Externally, the landscaped rear garden extends to approximately 45ft and includes a large patio area ideal for outside dining and socialising whilst to the front, there is off-street parking for two cars.



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## ACCOMMODATION

### Entrance Hall

**Living Room** - 14'10" x 12' Max (4.52m x 3.66m Max)

**Kitchen Breakfast Room** - 15' x 12'3" Max (4.57m x 3.73m Max)

**Dining/Family Room** - 17'9" x 15'10" Max (5.4m x 4.83m Max)

### Downstairs WC

**Bedroom** - 14'10" x 10'7" Max (4.52m x 3.23m Max)

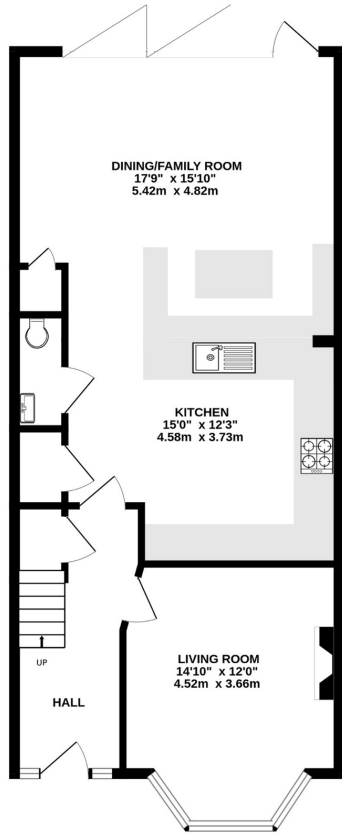
**Bedroom** - 11'6" x 11' Max (3.5m x 3.35m Max)

**Bedroom** - 8'8" x 6'11" (2.64m x 2.1m)

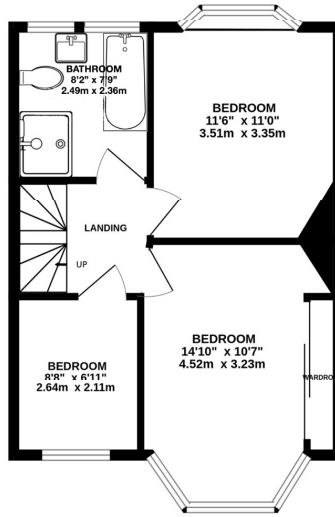
**Loft Room** - 13'9" x 10'10" Max (4.2m x 3.3m Max)

**Bathroom** - 8'2" x 7'9" Max (2.5m x 2.36m Max)

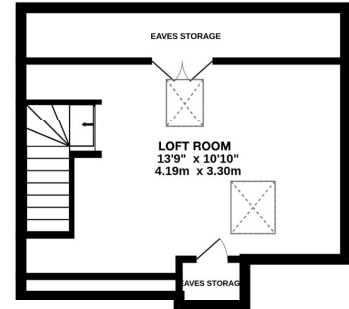
**Wentworth Close, Morden SM4 5QW**  
 INTERNAL FLOOR AREA (APPROX.) 1430 sq ft/ 132.8 sq m  
 Garden extends to 45' (13.72m) approx.



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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</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	

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