



MORLEY ROAD, SUTTON, SM3
£540,000 FREEHOLD

**AN IDEAL THREE BEDROOM FAMILY HOME LOCATED
IN A QUIET CUL-DE-SAC AND FEATURING AN OPEN-
PLAN KITCHEN/BREAKFAST ROOM**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Bathroom
- Garden approx. 60ft
- Off Street Parking on Drive
- Sutton Common Train Station
- Glenthorne High School
- Morden Northern Line Station
- Council Tax Band D
- EPC Rating D

DESCRIPTION

A lovely three bedroom mid-terrace home featuring a spacious open plan kitchen/dining room, a good sized rear garden and a convenient location within reach of Cheam, Sutton and Morden. Sutton Common train station is under a mile away and the well-regarded Glenthorne High School is close-by.

The accommodation comprises entrance hall, front living room, kitchen/dining room, two double bedrooms, a third single bedroom and a family bathroom. Features include a modern fitted kitchen overlooking the garden, an open plan dining area with ample space for a table and chairs, fitted wardrobes in the two double bedrooms and a well-proportioned living room.

Externally, the rear garden, although requiring some tending, will make the perfect al-fresco space with its high fencing providing privacy and a length of approx. 60ft. A gate set in the back fence provides useful rear access. To the front of the property there is off street parking for two vehicles.

Locally, the nearby town centres of Cheam and Sutton have lots to offer including a wide choice of shops, restaurants, leisure facilities and parkland. Education is sought after and includes well-regarded state schools plus grammar schools. Morden is also easily reached and offers a Northern Line tube station, a leisure centre with swimming pool and Morden Hall Park National Trust Garden Centre.



ACCOMMODATION

Entrance Hall

Living Room - 13'3" x 11'5" max (4.04m x 3.48m max)

Kitchen/Dining Room - 17'3" x 11'10" max (5.26m x 3.6m max)

Bedroom - 13'5" x 11'7" (4.1m x 3.53m)

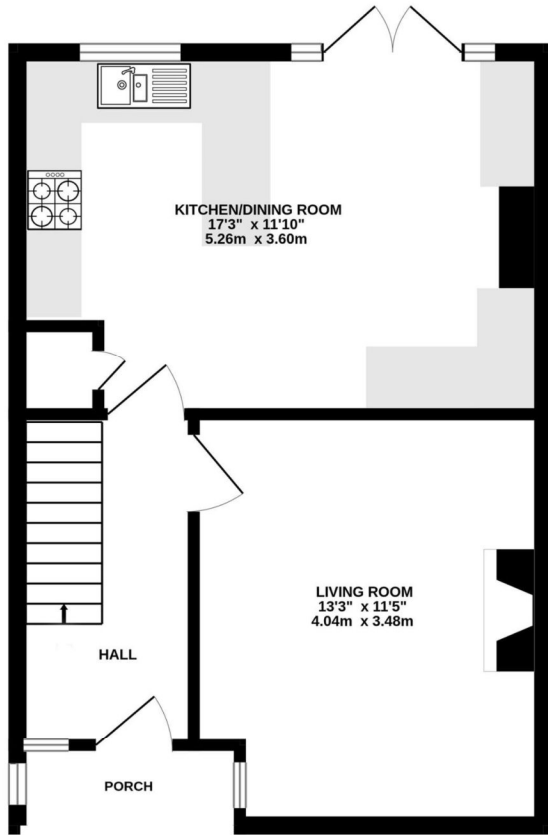
Bedroom - 11'11" x 11'6" max (3.63m x 3.5m max)

Bedroom - 7'7" x 5'9" max (2.3m x 1.75m max)

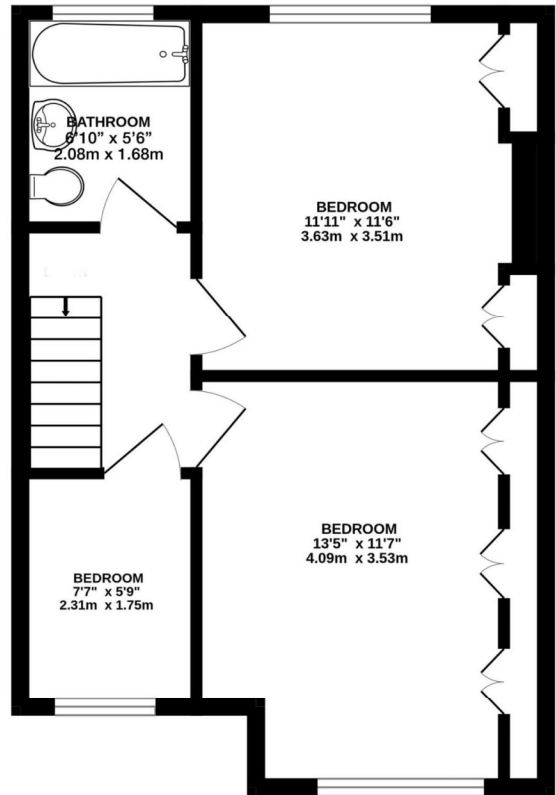
Bathroom - 6'10" x 5'6" max (2.08m x 1.68m max)

Garden - Approx. 60ft

Morley Road, Sutton SM3 9LN
 INTERNAL FLOOR AREA (APPROX.) 845 sq ft/ 78.5 sq m
 Garden extends to 60' (18.28m) approx.



GROUND FLOOR



FIRST FLOOR



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+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

