



RUTLAND DRIVE, MORDEN, SM4
£750,000 FREEHOLD

**AN IDEAL FAMILY HOME FEATURING SPACIOUS ROOM SIZES
AND A WESTERLY ASPECT REAR GARDEN LOCATED CLOSE TO
SEVERAL TRANSPORT LINKS AND SOUGHT-AFTER SCHOOLS**

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AT A GLANCE

- Spacious Well-Presented Family Home
- No Onward Chain
- Situated Close to Morden
- 4 Bedrooms
- Living Room & Dining Room
- Modern Kitchen/Breakfast Room
- Family Bathroom
- Dressing Room to the Principal Room
- Luxury En-Suite Shower Room/WC
- Rear Garden Circa 65ft
- Garage
- Solar Panels
- Entrance Porch
- Large Storage Shed
- EPC Rating D
- Council Tax Band E

DESCRIPTION

Benefitting from no onward chain, this superb semi-detached family home is situated in a popular residential road, within easy reach of Modern Underground station, St Helier train station and a variety of well-regarded schools such as Abbey Primary School and Glenthorne High School.

The property combines modern décor throughout, with spacious room sizes and high-tech features. The accommodation on the ground floor comprises a useful entrance porch leading through to the hall, a front dining room with a large bay window, a living room with wood burning stove and double doors leading to the rear garden and a wonderful kitchen breakfast room with plenty of fitted units. On the first floor, there are two well-proportioned double bedrooms, one featuring fitted wardrobes, a good-sized single bedroom, and the family bathroom with overhead shower, jacuzzi bath and contemporary sink. On the second floor, the principal bedroom offers fantastic views of nearby parkland, a Juliet balcony, a luxury en-suite shower room and a dressing room/area.

Externally, the beautifully maintained, westerly facing rear garden extends to approximately 65ft, includes a large patio area ideal for outside dining with family and friends, a variety of mature plants and shrubs, and a large storage shed at the end of the garden. To the front of the property, the driveway provides off street parking for several cars and gives access to the garage.

The local area is ideal for families and commuters, offering a variety of amenities including shops, restaurants, leisure centres, parkland and a range of bus routes to surrounding areas.



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ACCOMMODATION

Entrance Hall

Living Room - 14'9" x 10'5" max (4.5m x 3.18m max)

Dining Room - 15'4" x 11'8" max (4.67m x 3.56m max)

Kitchen/Breakfast Room - 15' x 9'2" max (4.57m x 2.8m max)

Bedroom - 15'7" x 11' max (4.75m x 3.35m max)

Bedroom - 14'3" x 10'5" max (4.34m x 3.18m max)

Bedroom - 9'1" x 7' max (2.77m x 2.13m max)

Family Bathroom - 7'6" x 7'4" max (2.29m x 2.24m max)

Bedroom - 13'9" x 10'11" max (4.2m x 3.33m max)

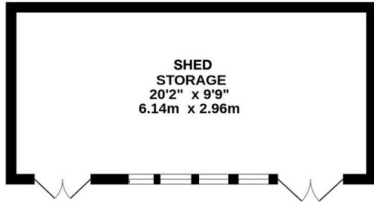
En-Suite Shower Room/WC

Dressing Room - 17'4" x 6'2"6'7"ax (5.28m x 1.88m2max)

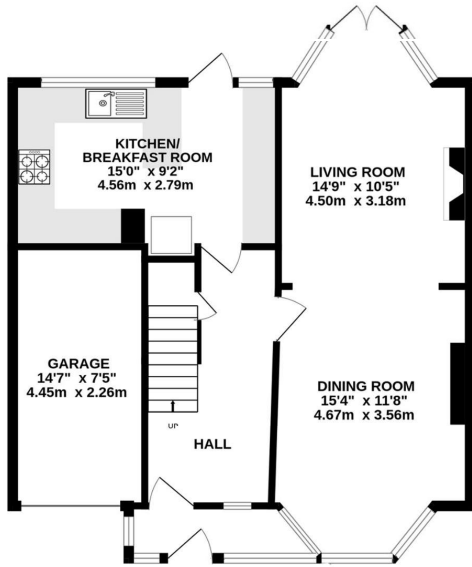
Garden - Approx. 65ft

Garage - 14'7" x 7'5" max (4.45m x 2.26m max)

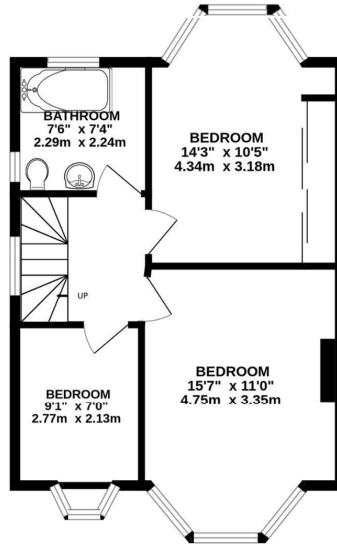
Shed - 20'2" x 9'9" max (6.15m x 2.97m max)



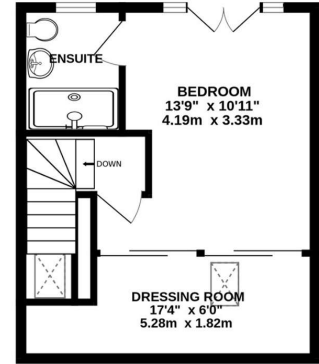
Rutland Drive, Morden SM4 5QD
 INTERNAL FLOOR AREA (APPROX.) 1480 sq ft/ 137.5 sq m
 Excluding Shed
 Garden extends to 65' (19.81m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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 © 2025.

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		80
(55-68)	D	62	
(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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