

**Kingsbridge Road  
Morden, SM4 4QA**

**£635,000 Freehold**



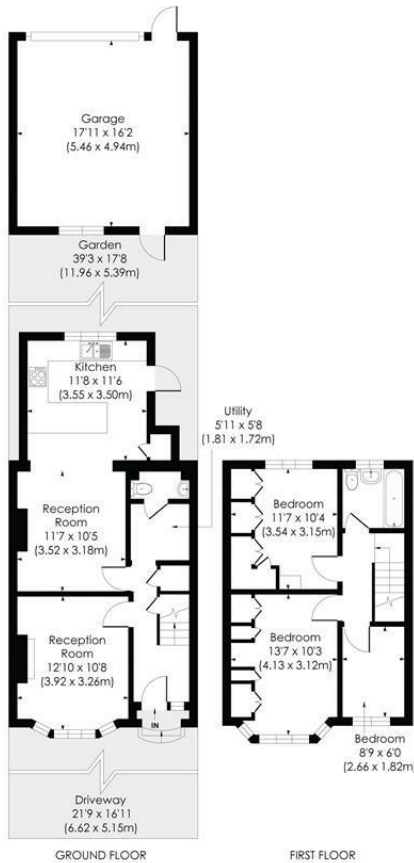
**A spacious and extended three bedroom house, with a lovely bright kitchen dining room, utility room /wc and family bathroom. Located in the popular Lower Morden area close by to great schools and also parking with garage to the rear.**

**KINGSBRIDGE ROAD, SM4**

Approx. Gross Internal Floor Area

**1070 Sq. ft/99.45 Sq. m (Incl. Garage)**

**937 Sq. ft/87.02 Sq. m (Excl. Garage)**



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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- Extended on the ground floor
- Spacious three bedroom house
- Utility room and WC
- Garage and parking space for 2 cars
- Close to good schools
- Popular residential area
- EPC-C
- Merton Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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