

**Kingsbridge Road
Morden, SM4 4QB**

Offers In Excess Of £550,000 Freehold



Spacious and well presented three bedroom family home with off street parking for two cars and large garage. Lovely private south facing garden. Located in the sought after location of Lower Morden residential road with great potential for extension (stpp). There are transport links close by in Morden and Raynes park as well as good schools within walking distance.

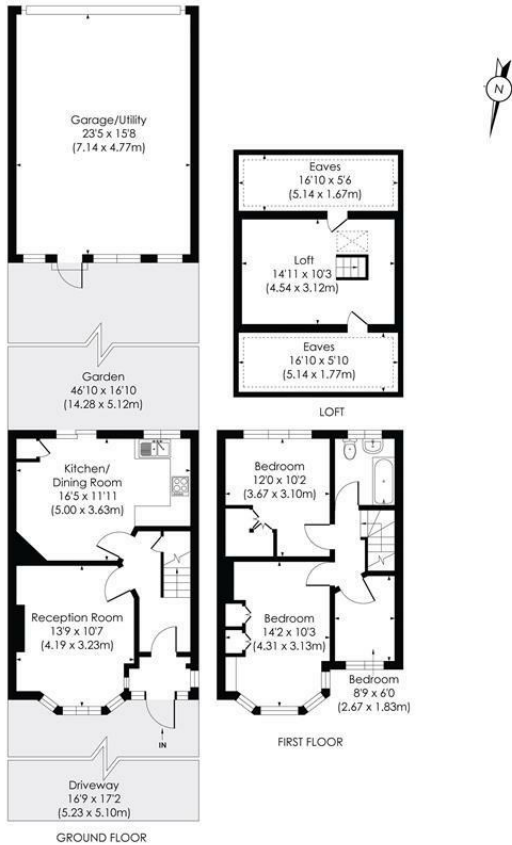
KINGSBRIDGE ROAD, SM4

Approx. Gross Internal Floor Area

849 Sq. ft/78.87 Sq. m (Excluding Loft and Garage)

Loft (Including Eaves): 343 Sq. ft/31.84 Sq. m

Garage: 367 Sq. ft./34.06 Sq. m



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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.

- Three bedrooms
- Open plan kitchen/dining room
- Large garage to the rear
- Parking
- Popular location in Lower Morden
- Walking distance to good schools
- EPC - D
- Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	65
(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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