



**Guide Price**  
**£425,000**

**Freehold**

2x  1x  1x 

**Kirksted Road, Morden,  
Surrey, SM4**

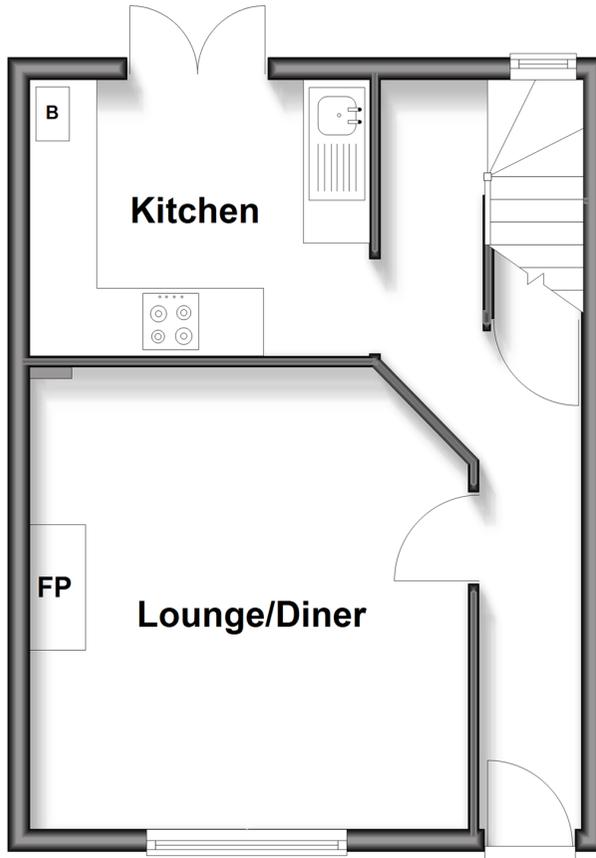
**OVER 60?**

Secure this property  
for up to **59% less!**

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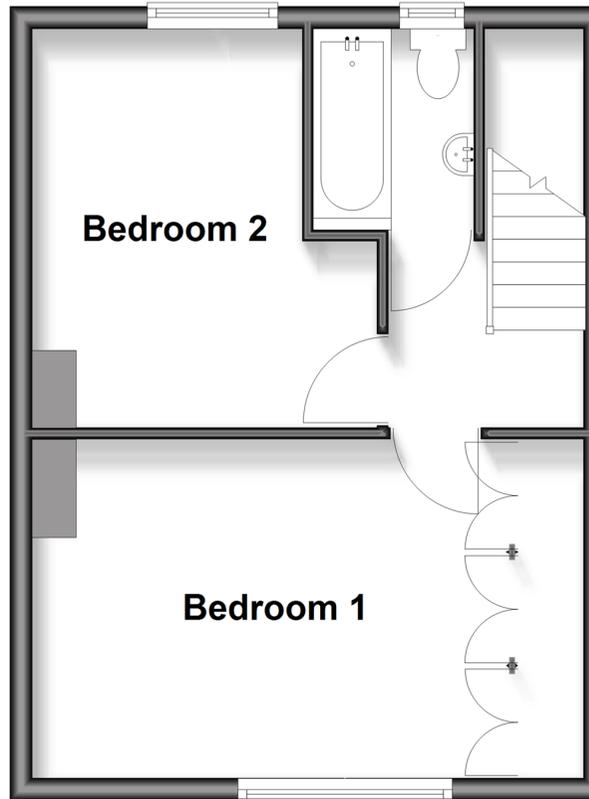
## Ground Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 13'2 x 12'3 (4.02m x 3.74m)

Kitchen: 10'1 x 8'4 (3.08m x 2.54m)

### FIRST FLOOR

Landing

Bedroom 1: 14'0 x 9'8 (4.27m x 2.95m)

Bedroom 2: 11'4 x 10'4 (3.46m x 3.15m)

Bathroom: 5'6 x 5'1 (1.68m x 1.55m)

### OUTSIDE

Driveway

Rear Garden



## Main features

- New windows throughout
- Close to some great transport links including buses to the Northern Line
- Large rear garden & driveway
- Potential to extend (subject to planning permission)
- EPC rating of C (75)
- Within the catchment areas for Glenthorne High School & Abbey Primary School



### Nearest Schools

Primary Schools: Abbey Primary 0.1 miles, Malmesbury Primary 0.5 miles, All Saints Benhilton CofE Primary 0.6 miles

Secondary Schools: Glenthorne High School 0.2 miles,



### Transport Information

Train Stations: St Helier 0.4 miles, Morden South 0.5 miles, Sutton Common 0.5 miles

Underground Morden 1.3 miles, South Wimbledon 2.2 miles, Colliers Wood 2.5 miles



### Address

Kirksted Road, Morden, Surrey, SM4



### Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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