

# Butler's

thoughtful estate agency



Kingsbridge Road  
Morden, SM4 4PZ

Guide price £550,000



3



1



2



# Kingsbridge Road

Morden, SM4 4PZ

GUIDE PRICE £550,000 - £575,000 This wonderful semi-detached house is a fantastic family home, set in a fabulous & friendly location, and has been sympathetically updated throughout the current sellers ownership.

Have you ever dreamed of living in a convenient road, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a short distance into Worcester Park, Cheam & Morden, with you having outstanding schooling in close proximity. Buses and multiple train stations provide quick links into the City, so you'll have a choice of how to get into town quickly. Despite all of this, sitting in your level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book or even have friends over for a barbeque. Within the home, you'll appreciate the abundance of features, space and charm, ideal for relaxing and entertaining alike, with everything being in a condition you can just move in and start to enjoy immediately.

Inside, the layout of the ground floor currently offers a huge amount of versatility, with a gorgeous living room and a lovely modern kitchen/diner. This part of the house has been opened up to be more generously proportioned than other properties of the same period with a conservatory area, however still gives you the opportunity to go the extension route as some of the neighbors have in the future - subject to the relevant permissions.

Upstairs, there are 2 good-sized double bedrooms, making it a tough choice about which one to make your own, along with a sensible single room, perfect for one of the kids or even to set up a home office in. There is also a possibility for a loft conversion if you have a large family. Finishing off this wonderful house internally is a high quality bathroom serving all the rooms. On the outside there is the bonus of a driveway providing off street parking to the front, with a garage to the rear of the plot.





## GROUND FLOOR

Hallway

Living Room  
12'2 x 9'10 (3.71m x 3.00m)

Dining Room  
10'8 x 9'11 (3.25m x 3.02m)

Conservatory  
13'8 x 8'10 (4.17m x 2.69m)

Kitchen  
10'3 x 6'1 (3.12m x 1.85m)

## FIRST FLOOR

Landing

Bedroom  
12'7 x 10' maximum (3.84m x 3.05m maximum)

Bedroom  
10'5 x 10' maximum (3.18m x 3.05m maximum)

Bedroom  
7'7 x 5'10 (2.31m x 1.78m)

Bathroom  
6'7 x 5'7 (2.01m x 1.70m)

## OUTSIDE

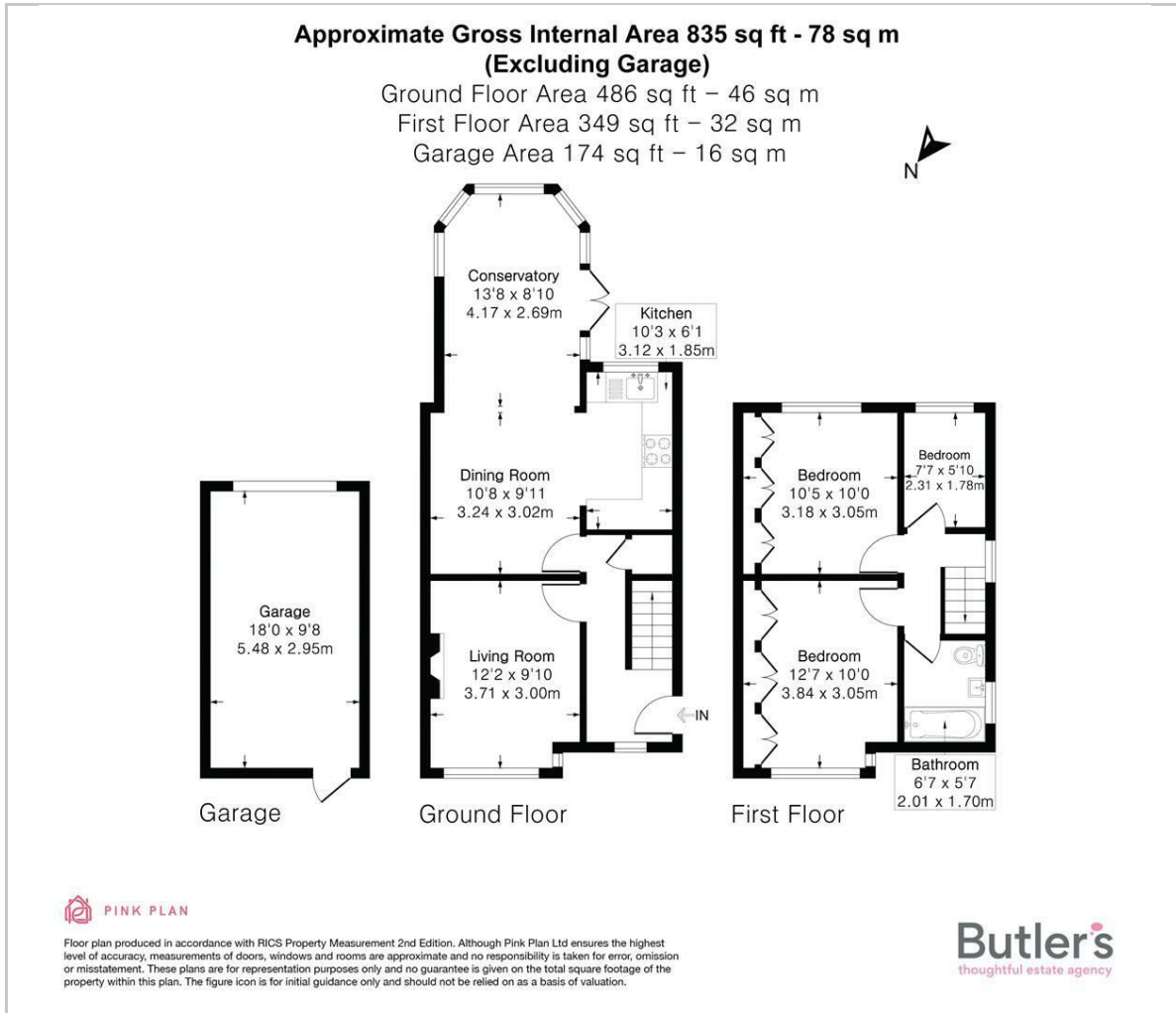
Driveway

Rear Garden

Garage  
18' x 9'8 (5.49m x 2.95m)



## Floor Plan



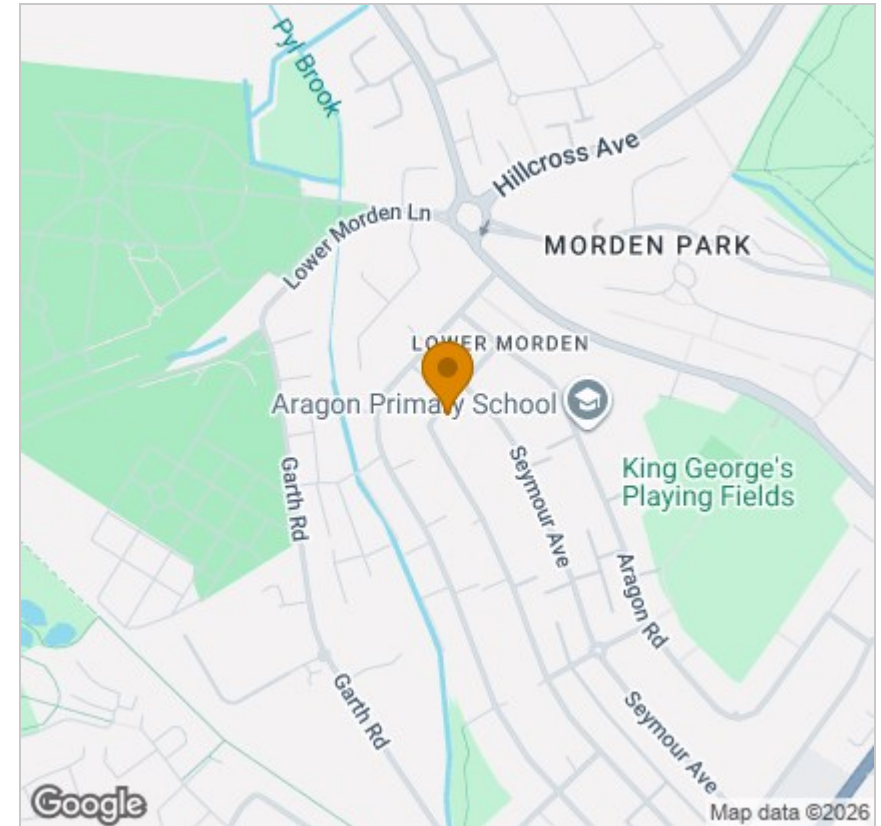
## Viewing

Please contact our Butler's Worcester Park Office on 020 39 069 169 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

