

# Cromwells



**Kingsbridge Road, Morden, SM4 4PZ**  
**£550,000**

Offered to the market is this delightful 'Crouch' built 3-bedroom extended family home. This property has been lovingly maintained and updated by the current owners but still offers potential to improve and extend subject to planning permission. Offering bright large lounge and conservatory, modern kitchen/diner, 3 bedrooms, modern bathroom, sizable garden leading to a double detached garage and off-street parking. Situated ideally for access to selection of sought after schools, bus routes and access to Morden underground station. Also, an array of shops and amenities located near by. Internal viewing recommended.

Off Street Parking and Double Detached Garage ·  
Modern Kitchen and Bathroom ·  
Potential to Extension Subject to Planning Permission ·  
Sizable Rear Garden

---

**Front -**

Block paved driveway for off road parking.

**Porch -**

Tiled floor, double glazed window and door.

**Entrance Hall -**

Wall lights, radiator cover, engineered wood flooring, understairs cupboard.

**Lounge - 17' 3" x 10' 2" (5.25m x 3.10m)**

UPVC double glazed window to front aspect radiators, engineered wood flooring, coved ceiling, feature fireplace with ornate surround, window and double doors to

**Conservatory - 10' 0" x 10' 8" (3.05m x 3.25m)**

Window and doors to rear aspect, tiled flooring, wall lights, double panel radiator.



### **Kitchen/Diner -**

**Kitchen - 9'8 x 7'5 (2.95 x 2.25m)** - Range of wall mounted units with drawers and cupboards below, under cupboard lighting, granite work surfaces, integrated electric oven, integrated microwave, 5 ring gas hob with extractor above, single bowl sink unit, space and plumbing for washing machine and dishwasher, wine cooler, built in fridge freezer, cupboard housing ' Worcester' boiler, tiled effect flooring, skylight, UPVC double glazed window to rear aspect.

**Diner - 10'6 x 8'4 (3.20 x 2.55m)** - Dado rail, radiator, tiled effect flooring, leading to

### **Stairs to 1st Floor -**

Carpeted, feature stained-glass double-glazed window, access to loft (ladder, part boarded, light).

### **Bedroom 1 - 13' 7" x 10' 2" (4.14m x 3.10m)**

Leaded light double glazed bay window to front aspect, radiator, carpeted.

### **Bedroom 2 - 9' 4" x 12' 2" (2.84m x 3.71m)**

Double glazed window to rear aspect overlooking rear garden, radiator, carpeted.

### **Bedroom 3 - 9' 2" x 6' 5" (2.79m x 1.95m)**

Leaded light double glazed window to front aspect, radiator, built in wardrobe/cupboard, carpeted.

### **Family Bathroom -**

Modern white suite comprising of bath, vanity unit with wash hand basin, w/c, shower, heated towel rail, tiled walls and tiled floor, obscure double-glazed window to rear aspect.

### **Rear Garden -**

Extended to approximately 75ft with patio area, mainly laid to lawn, mature shrubs, further patio area to rear, leading to double garage, power point, tap, rear access.

### **Double Garage - 21' 4" x 18' 1" (6.50m x 5.51m)**

Double glazed door and window to garden, up and over door.



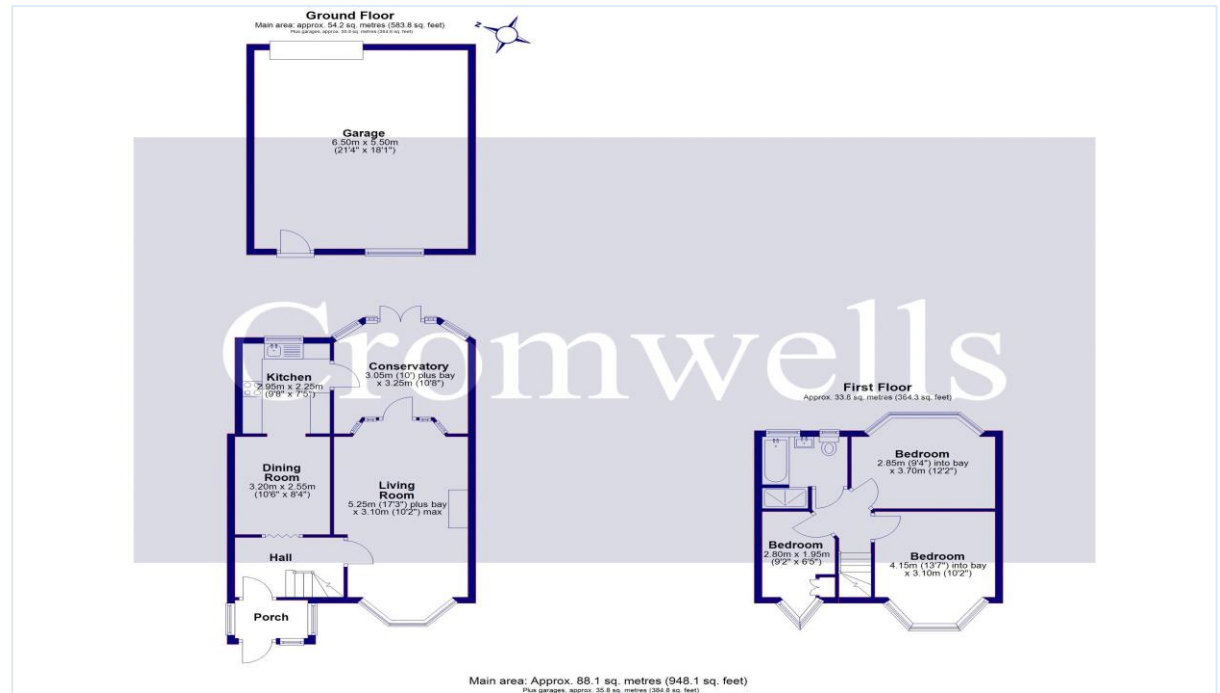
Council Tax - E  
 Tenure - Freehold  
 Square Foot - approx. 948.1 sq.ft (88.1 sq.m)  
 Plus, garage approx. 384.8 sq.ft (35.8 sq.mt)

Brabham Court, 45 Central Road  
 Worcester Park  
 Surrey  
 KT4 8EA

020 8337 6603  
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

