

Butler's

thoughtful estate agency



Kingsbridge Road Morden, SM4 4PZ

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.

Guide price £575,000

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Morden, SM4 4PZ



- Fabulous 3 bedroom semi-detached house
- Level rear garden
- Sought after residential road
- Potential to further extend - subject to the relevant permissions
- Excellent internal order throughout
- Large rear reception space with conservatory
- Close to excellent local schooling, transport links & amenities
- Driveway to front providing off street parking
- Modern kitchen & bathrooms
- Garage to rear of 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)

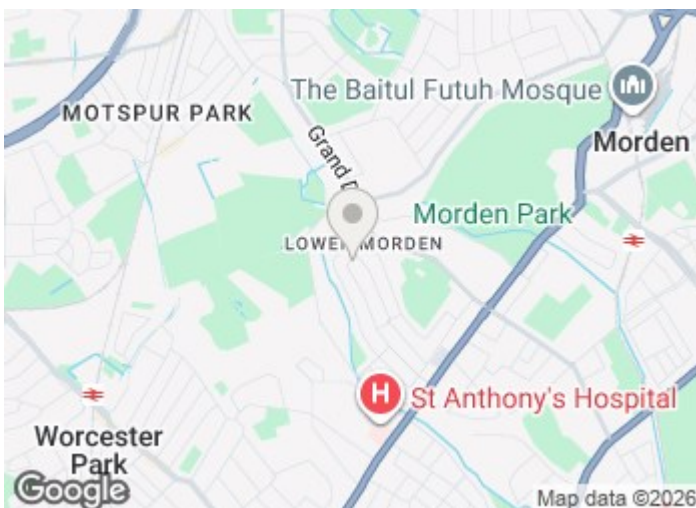
OUTSIDE

Driveway

Rear Garden

Garage

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



[Directions](#)



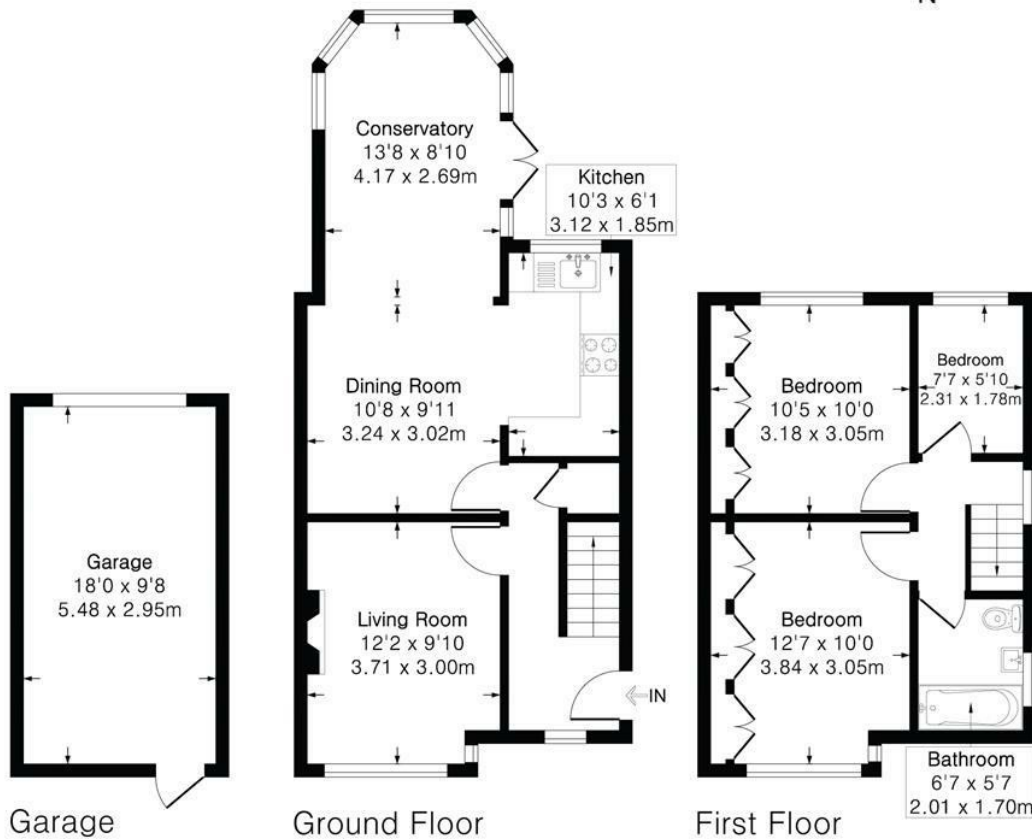
Floor Plan

Approximate Gross Internal Area 835 sq ft - 78 sq m (Excluding Garage)

Ground Floor Area 486 sq ft – 46 sq m

First Floor Area 349 sq ft – 32 sq m

Garage Area 174 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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