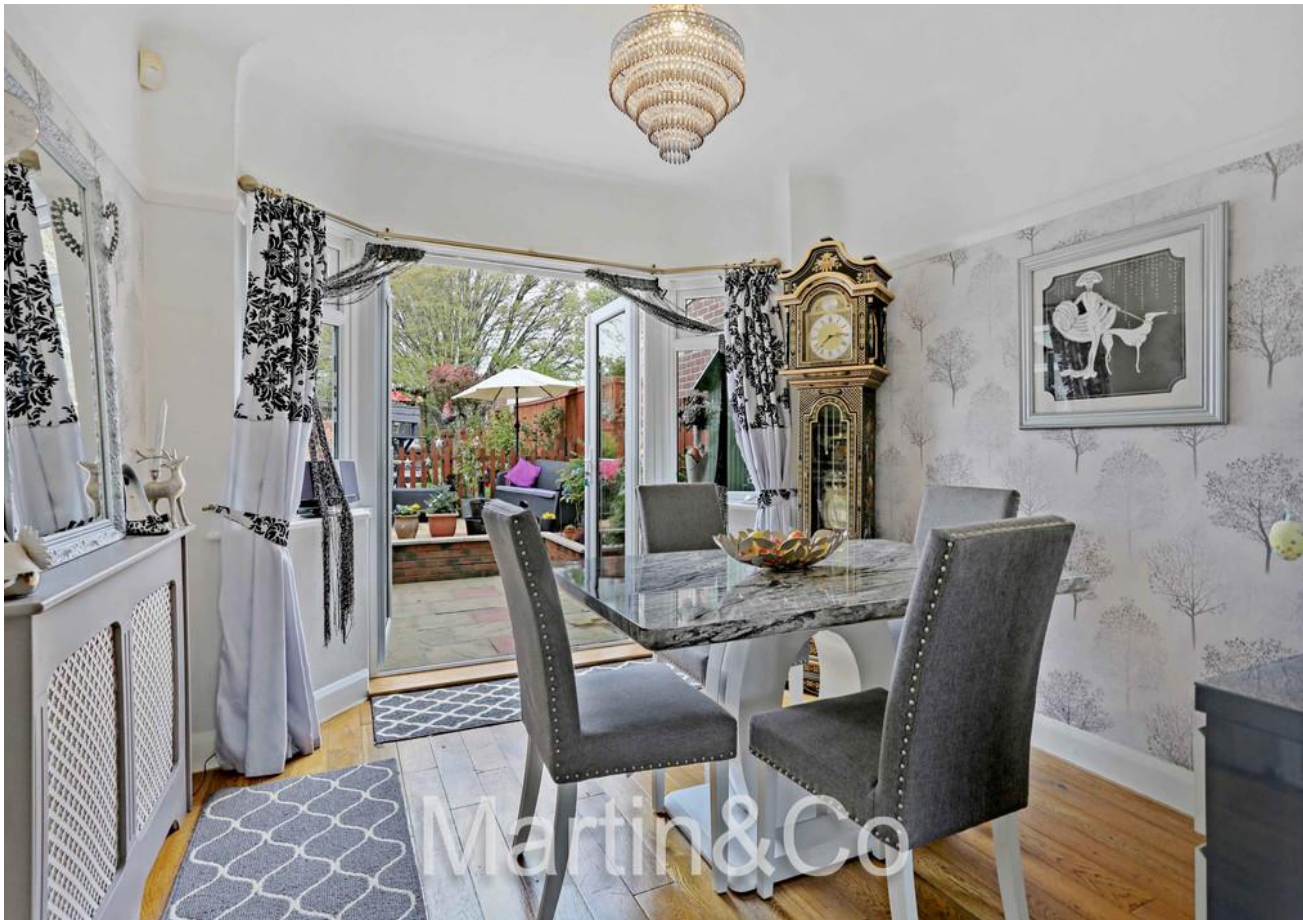


FOR SALE



Kingsbridge Road, Morden, SM4
Guide Price £500,000 - £535,000 Freehold

MARTIN&CO



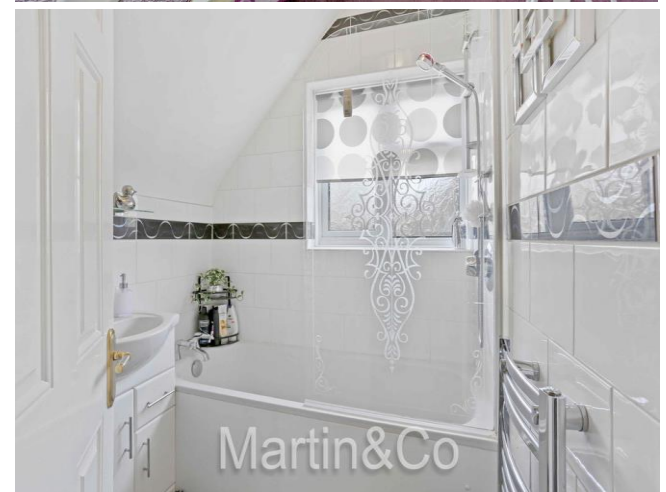
Kingsbridge Road, Morden, SM4

2 Bedrooms, 2 Receptions.

- STUNNING LINK DETACHED HOUSE
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- CONSERVATORY
- MODERN KITCHEN
- GROUND & FIRST FLOOR TOILETS
- MODERN FAMILY BATHROOM
- SEPARATE GARAGE
- DRIVEWAY FOR 2+ CARS
- REAR ACCESS ROAD
- GOOD LOCAL SCHOOLS
- SCOPE TO EXTEND (STPP)
- SCOPE FOR DOUBLE FRONTED (STPP)
- LARGE FRONT GARDEN
- LANDSCAPED SUNNY REAR GARDEN
- SOUTH/WEST SUNNY ASPECT
- VERY WELL PRESENTED
- A RARE HOUSE NOT TO BE MISSED
- EPC BAND E
- MERTON COUNCIL BAND D £1776.46 PA
- SOLE AGENTS
- KEYS HELD
- VIEWING HIGHLY RECOMMENDED
- CCTV SECURITY



A stunning LINK DETACHED 2 bedroom family house on an imposing larger plot, superbly presented throughout with a separate garage, large driveway for 2 cars & a conservatory. This amazing house is close to good local schools & has huge potential to extend further, either to convert the eaves to provide a 3rd bedroom or even making the house double fronted to a larger 4 bedroom property (STPP). Accommodation comprises 2 double bedrooms, bathroom & cloakroom on the first floor, 2 large reception rooms, modern kitchen, conservatory & a second cloakroom on the ground floor. Most impressive is the wide triangular front garden 46ft x 36ft and then landscaped rear triangular garden. Patio area for barbecues, 2 further areas to enjoy the south west sunny aspect. Bus routes locally provide access to Cheam, Worcester Park, Morden Tube station and Wimbledon. Sole Agents.





Martin & Co

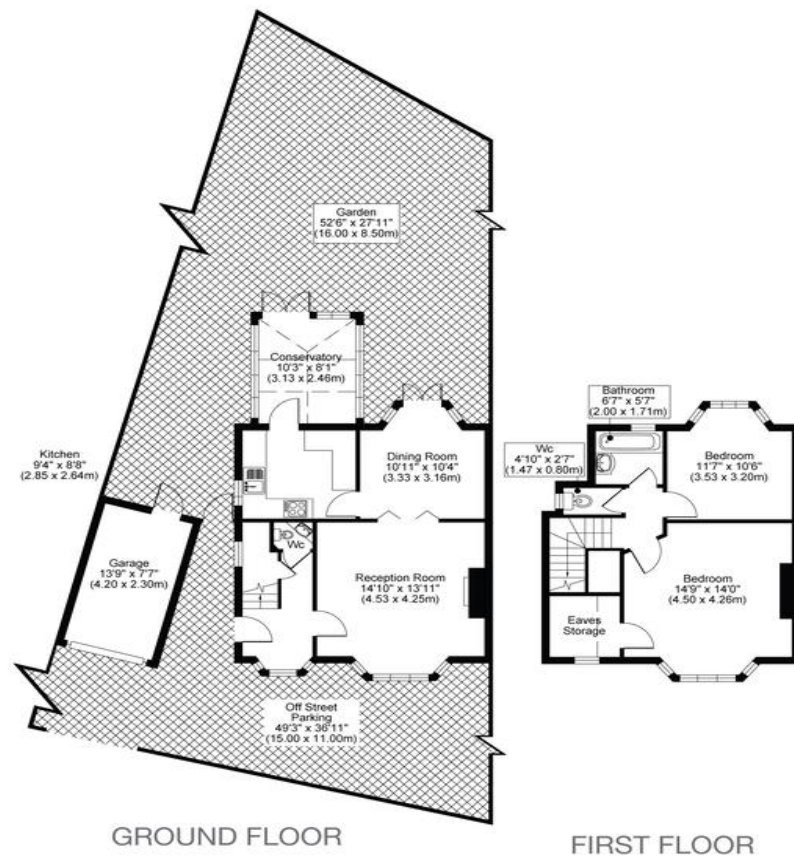


Martin & Co

KINGSBRIDGE ROAD, SM4

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1108 SQ.FT (103 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1004 SQ.FT (93 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optjc
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

