



KAYBRIDGE
RESIDENTIAL



Rutland Drive, Morden, Surrey, SM4 5QD
Offers in excess of £700,000

Rutland Drive, Morden, Surrey, SM4 5QD

- Semi Detached Family Home
 - Four Bedrooms
 - Two Reception Room
- Ensuite Shower Room With Walk-In Wardrobes
 - Utility Room
- Sought After Location
- Great Transport Links to London
- Within Catchment Area For Good Schools

Kaybridge Residential are proud to present to the market this truly stunning four double bedroom family home into the market, located within short distance of Morden Station (Northern Line)

This well presented and spacious four bedroom semi detached family home is situated in one of Stonecot Hill most sought after roads.

The property has undergone refurbishment and extension work in recent years by the current owner. The downstairs accommodation comprises a sizeable entrance hallway leading to the front reception, to the rear of the property is a spacious bright lounge/diner with bi-folding doors opening into a conservatory, overlooking the secluded private rear garden. Furthermore, the superb kitchen/breakfast room is fitted with a range of mounted cabinetry, an abundance of integrated appliances including a double oven, washing machine , fridge freezer, dishwasher, offering great space for the whole family to enjoy.





In addition, you'll also find a modern shower room with W.C, an study/4th bedroom on the ground floor.

Upstairs are three generously proportioned bedroom next to a large stylish family bathroom, and the fantastic master bedroom has both walk-in wardrobe and ensuite.

The property benefits from a generous amount of off-street parking.

Disclaimer

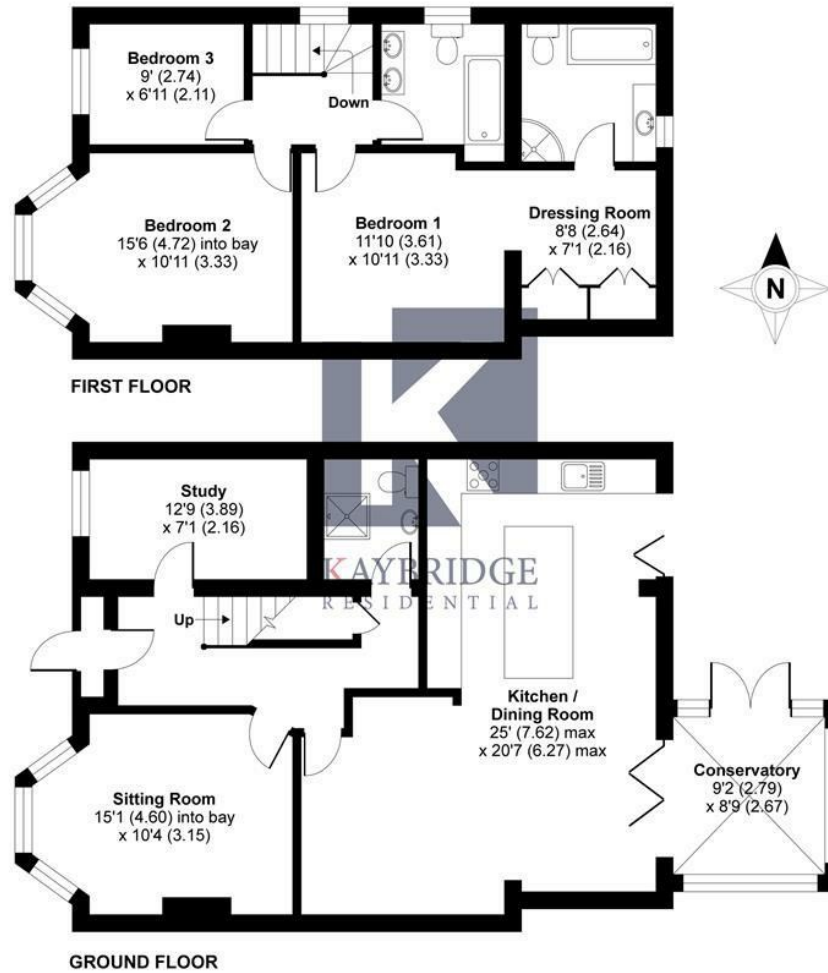
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Rutland Drive, Morden, SM4

Approximate Area = 1597 sq ft / 148.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 738050

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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