

**Kingsbridge Road  
 Morden, SM4 4PY**

**Offers In Excess Of £570,000 Freehold**



This desirable house situated on Kingsbridge Road in Morden, this charming three-bedroom house offers a perfect blend of comfort and potential. Spanning an impressive 797 square feet, the property features a welcoming reception room that invites relaxation and social gatherings. The well-appointed kitchen and dining area provide a functional space for family meals and entertaining guests.

The three spacious bedrooms are designed with built-in wardrobes, ensuring ample storage while maintaining a tidy aesthetic. The luxurious bathroom adds a touch of elegance, making it a delightful retreat for unwinding after a long day.

One of the standout features of this property is the expansive garden, which not only offers a serene outdoor space for children to play or for hosting summer barbecues but also includes an outhouse that can serve various purposes, from a home office to a creative studio. The potential to extend at the rear of the property (subject to planning) presents an exciting opportunity for those

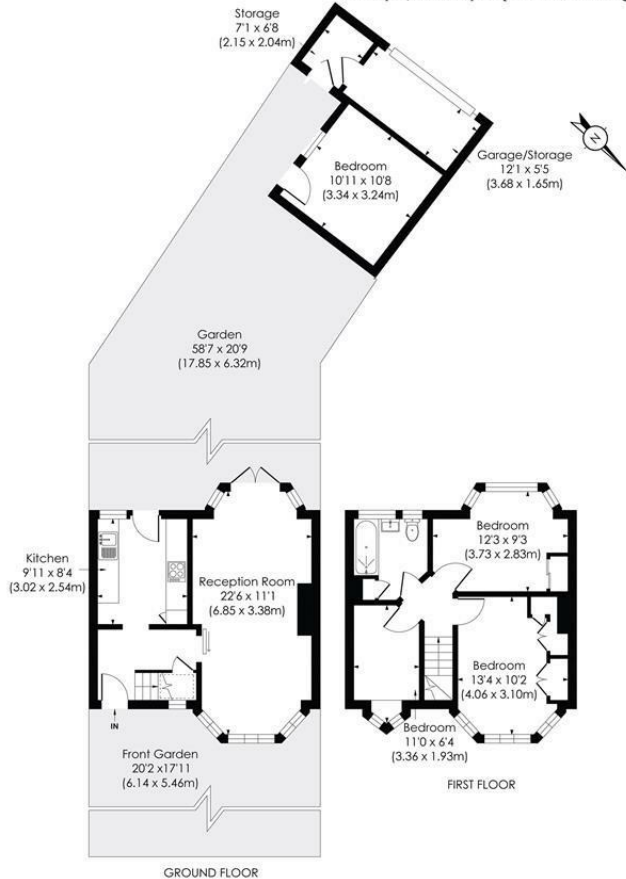


## KINGSBRIDGE ROAD, SM4

Approx. Gross Internal Floor Area

1031 Sq. ft/95.82 Sq. m (Incl. Outbuildings)

797 Sq. ft/74.04 Sq. m (Excl. Outbuildings)

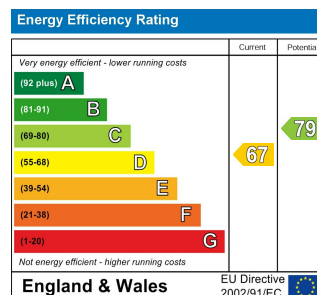


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PROPERTY MARKETING

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- 'Tudor Style' Terraced Family Home
- Three Bedrooms Plus Fourth Bedroom in Converted Garage
- Open-Plan Reception
- 58ft South-West Facing Garden
- Potential to Extend (STPP)
- Desirable Location in Lower Morden
- Close to Sought After Schools & Transport Links
- Freehold
- EPC Rating - D
- Merton Council Tax Band - D



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