

**Kenley Road
Merton Park, SW19 3DN**

£895,000 Freehold



A spacious four bedroom, three bathroom extended family home with a sunny 72ft South facing garden, off street parking, garage and being set within the desirable Merton Park garden suburb. Open Plan kitchen/ diner, two receptions and within walking distance of Morden town centre with its Northern Line Underground Station. Highly recommended

KENLEY ROAD, SW19

Approx. Gross Internal Floor Area

1525 Sq. ft/141.69 Sq. m (Including reduced height)

1428 Sq. ft/132.68 Sq. m (Excluding reduced height)

Garage: 220 Sq. ft/20.47 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- Extended Terraced Family Home
- Four Bedrooms
- Off Street Parking
- Garage
- Private South Facing Garden
- Merton Park Location
- Close to Desirable Schools and Northern Line Tube
- Freehold
- EPC Rating - D
- Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		75
(81-80) B		60
(69-68) 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

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