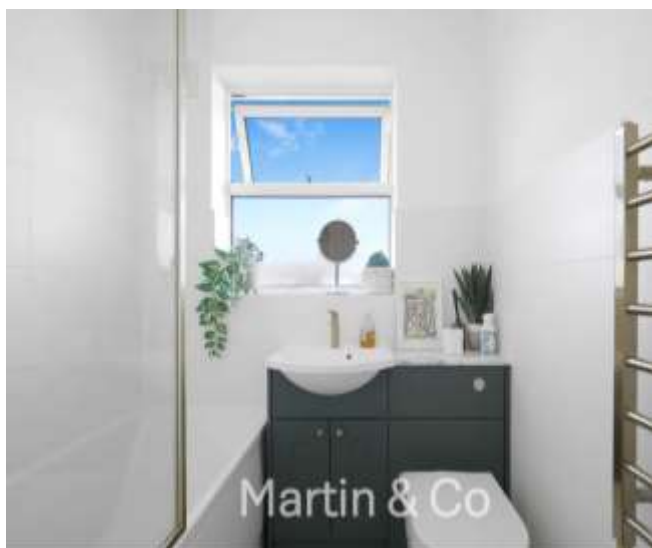


TO LET



Kingsbridge Road, Lower Morden, SM4
£2,500 pcm

MARTIN&CO



Kingsbridge Road, SM4

Terraced House, 3 bedroom, 2 bathroom

£2,500 pcm

Date available: Mid-End October

Deposit: £2,884

Unfurnished

Council Tax band: E = 2,774.10

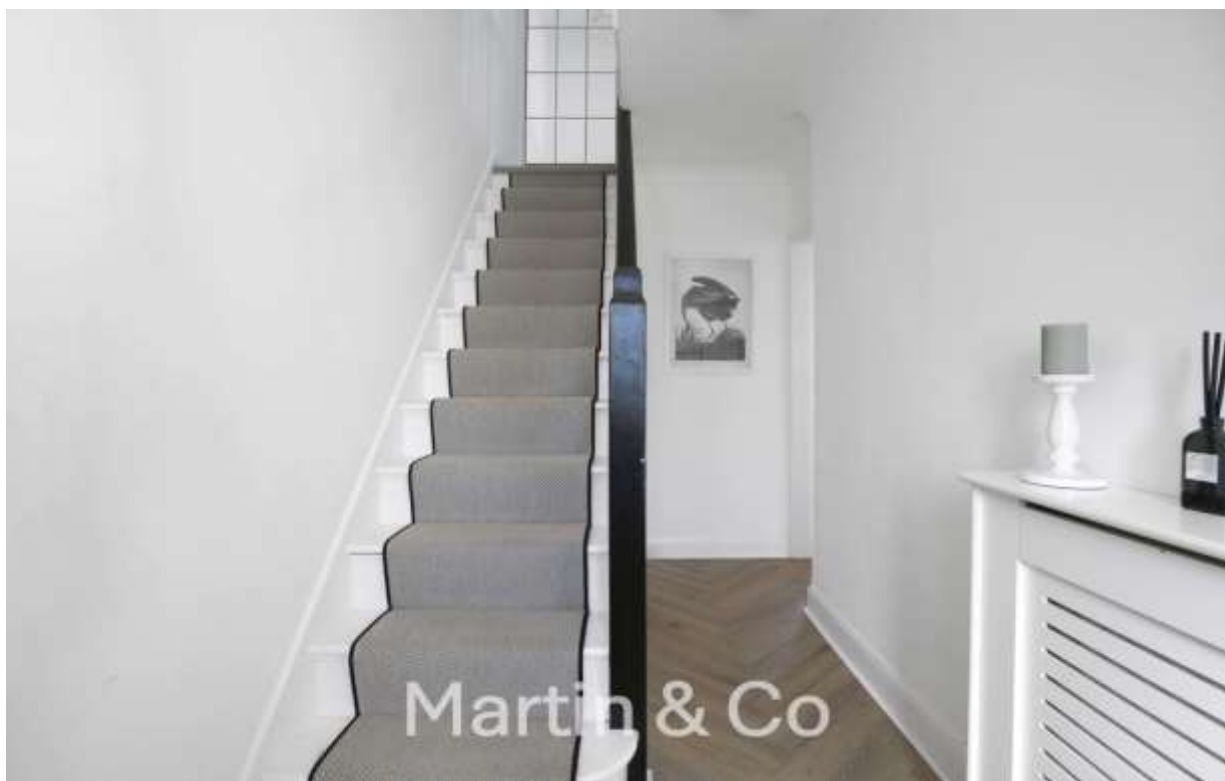
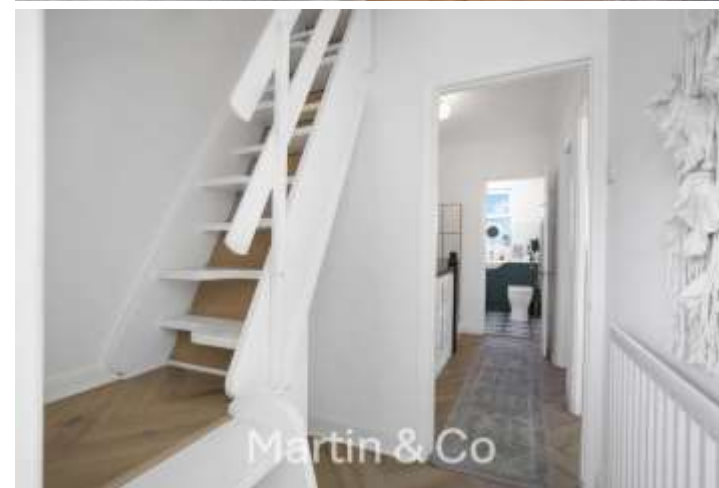
- 3 DOUBLE BEDROOMS + STUDY
- 2 BATHROOMS
- 3 RECEPTION ROOMS
- MODERN KITCHEN
- RECENTLY REFURBISHED
- DRIVEWAY PARKING FOR 2 CARS
- 52FT REAR GARDEN
- NEAR ARAGON PRIMARY SCHOOL
- LOFT BEDROOM IDEAL FOR TEENAGER
- DOUBLE GARAGE
- RESIDENTIAL STREET
- BUS ROUTES TO MORDEN TUBE
- LOCAL SHOPS & RESTUARANTS
- MODERN WHITE DÉCOR
- PARQUET FLOORING
- SOLE AGENT
- VIEWING HIGHLY RECOMMENDED

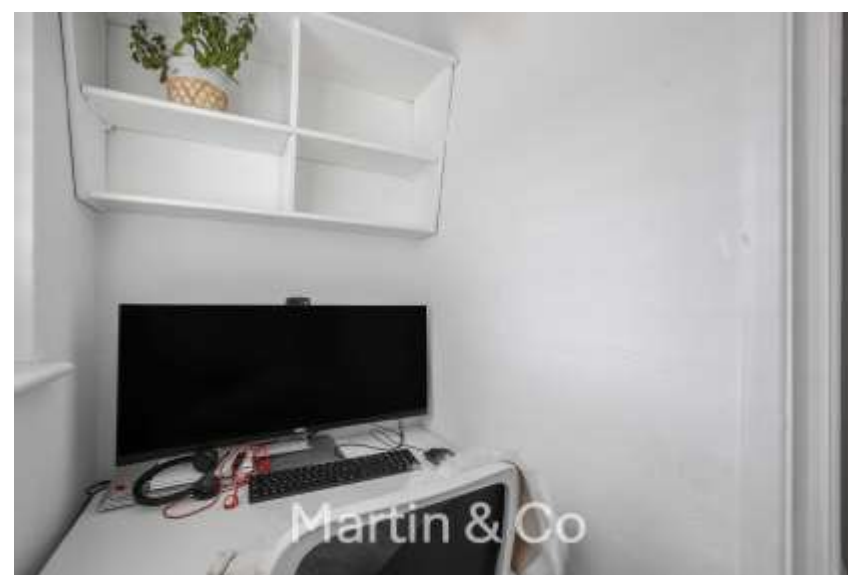
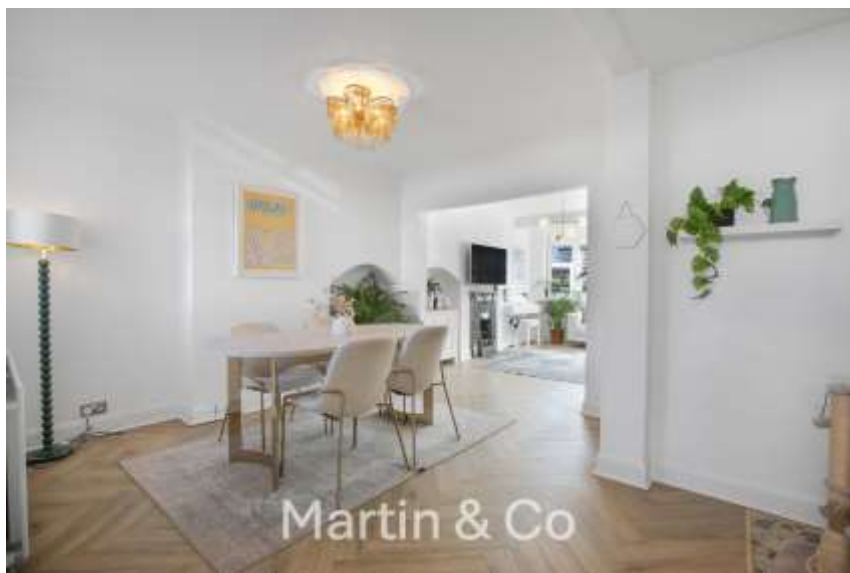
Superbly presented 3 Double bedroom, 2 bathroom, terraced house over 3 floors, in Lower Morden, modern white décor & wood parquet flooring, close to the Aragon Primary School. Available mid-end October.

Recently refurbished to a high standard, ample living/entertaining space, parking for 2 cars on the driveway, double garage to the rear, small study and a 52ft rear garden. L" shaped double reception room with a third breakfast area and a rear extension on one side, now a new modern fitted kitchen on the ground floor. On the first floor there are 2 double bedrooms, a new modern family bathroom & study.

The loft has been converted previously into a large bedroom with a modern shower room, accessed via a steeper ship style staircase, more suitable for an older teenager or active person.. Merton Council Tax Band E = £2,616.19 pa. EPC Band D.

Viewing highly recommended.

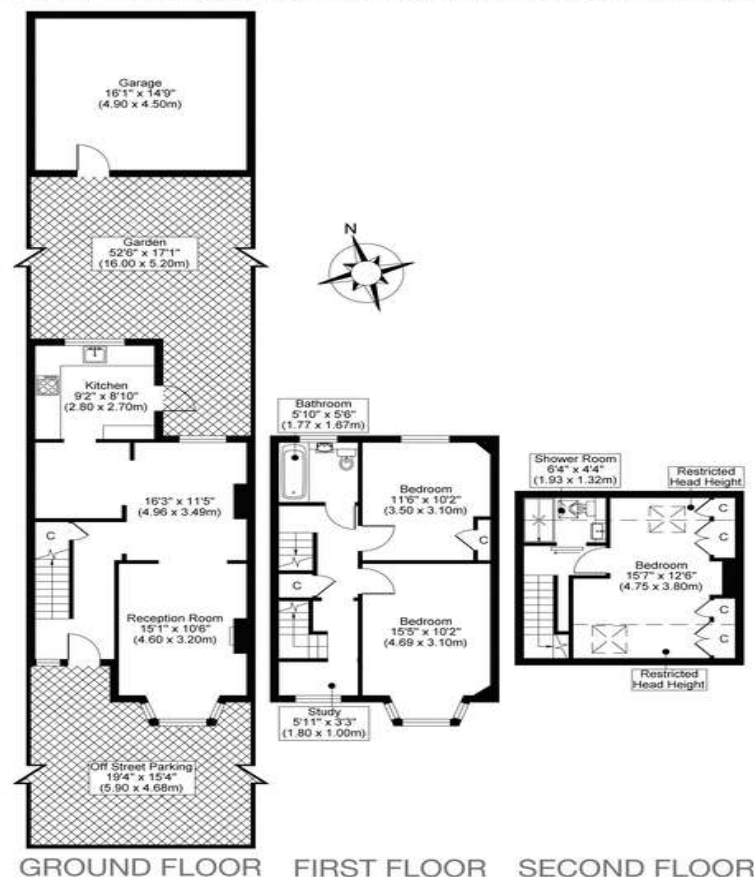




KINGSBRIDGE ROAD MORDEN SURREY SM4

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT/GARAGE 1380 SQ.FT (128 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT/GARAGE 1063 SQ.FT (99 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.

optic
MEDIA
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MARTIN&CO

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