



Kenley Road, Merton Park  
**£650,000**

**Summary**

Brinkley's Estate Agents are delighted to offer the spacious, three bedroom, family home, which offers fantastic potential to modernise and extend. The property briefly comprises a front reception room with feature fireplace, a second reception room and a separate kitchen. A lengthy rear garden with private garage. Upstairs accommodation comprises two double bedrooms and third, spacious single. Further benefits include the potential to extend the loft and rear (STPP) and no

149 Arthur Road, Wimbledon Park, SW19 8AB  
168 Putney High Street, Putney, SW15 1RS  
120 Wimbledon Hill Road, Wimbledon, SW19 7QU

T: 020 8879 3718  
T: 020 8785 3652  
T: 020 8944 2918



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



onward chain. Within close proximity to Morden Underground Station (Northern Line), Morden Road Tramlink station, South Merton, National Rail and Wimbledon Station, excellent bus links, well serviced for schools and other local amenities. Also easy access to green areas such as Morden Hall Park and Kendor Gardens. To view, please call Brinkley's on 0208 944 2918. Sole Agents.

EPC: TBC



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### Kenley Road, SW19

Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 114.2 sq m / 1229 sq ft

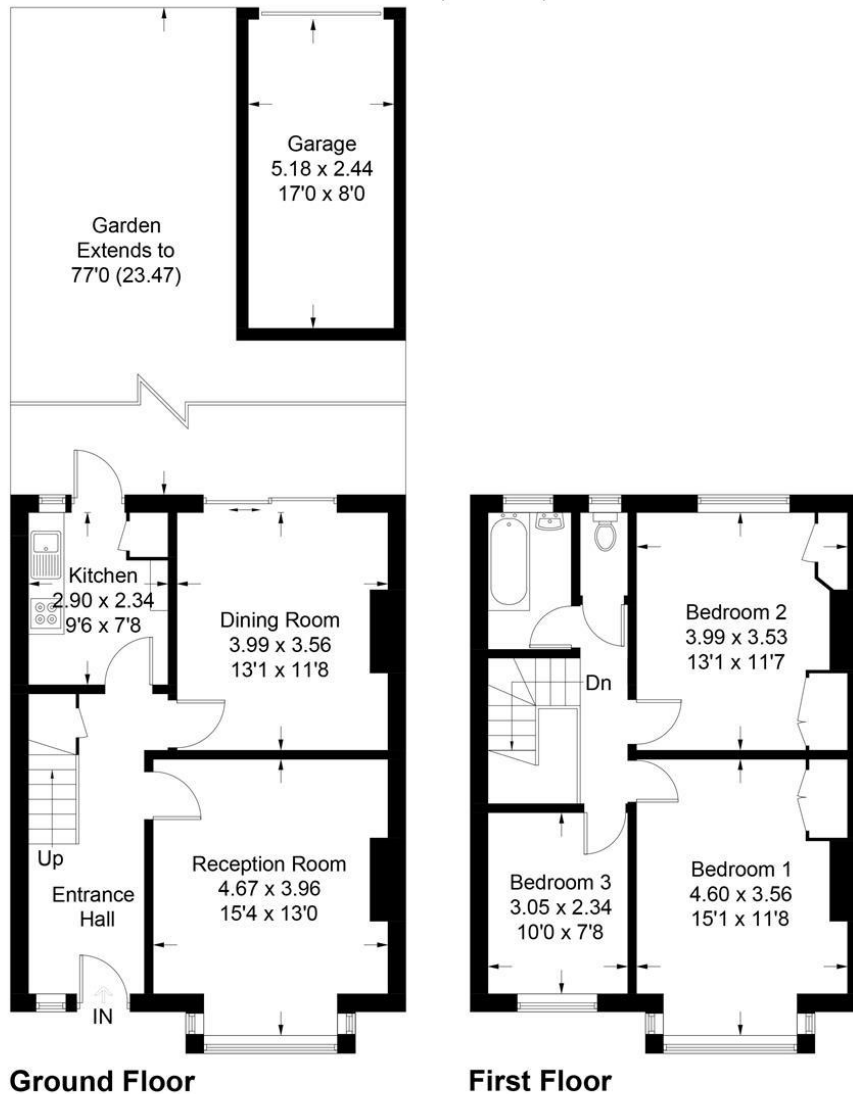


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID405166)

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