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SW LONDON & SURREY
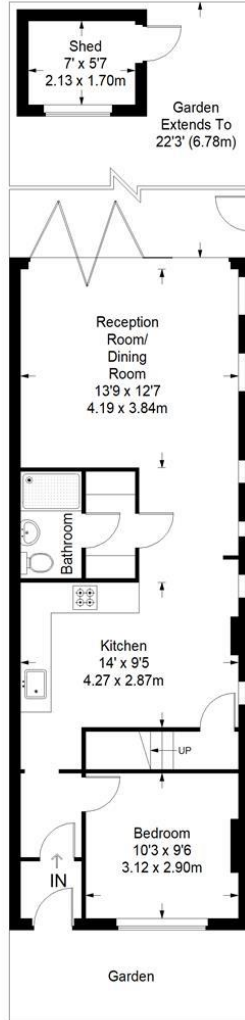

Queens Road, Morden
£525,000

Summary

About the property: A beautifully extended home offering three double bedrooms, three modern bathrooms, fully fitted stunning kitchen with oak work tops and utility room, spacious living/dining area with bi-folding doors leading to a private landscaped garden.

Location: Within close proximity to Morden Underground Station (Northern Line), South Merton (National Rail), Morden Road (Tramlink), 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.

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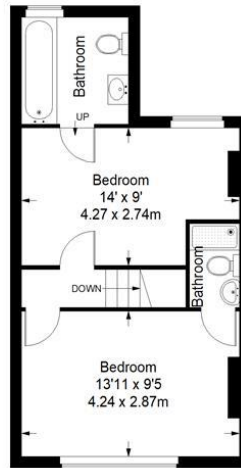
How to view: Please contact our Wimbledon Hill office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 8:30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents.

Queens Road Morden

Shed
7' x 5'7
2.13 x 1.70m

Garden
Extends To
22'3' (6.78m)

Reception
Room/
Dining
Room
13'9 x 12'7
4.19 x 3.84m

Bathroom

Kitchen
14' x 9'5
4.27 x 2.87m

UP

IN

Bedroom
10'3 x 9'6
3.12 x 2.90m

Garden

Bathroom

UP

Bedroom
14' x 9'
4.27 x 2.74m

Bathroom

DOWN

Bedroom
13'11 x 9'5
4.24 x 2.87m

Ground Floor = 614 sq ft

First Floor = 357 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 614 sq ft / 57.04 sq m
FIRST FLOOR = 357 sq ft / 33.17 sq m
Total = 971 sq ft / 90.21 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings
are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		84
C (69-80)		
D (55-68)		
E (39-54)	51	
F (21-38)		
G (1-20)		
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		
A (92-100)		
B (81-91)		86
C (69-80)		
D (55-68)		
E (39-54)	49	
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO$_2$ emissions		

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