



KENLEY ROAD, SW19
OFFERS OVER £950,000 FREEHOLD





KENLEY ROAD, SW19

A fantastic opportunity to purchase this desirable family home available in the much sought-after 'Merton Park' in the catchment area for Merton Park Primary School and Rutlish School which are rated Ofsted outstanding.

This wonderful mid-terrace house benefits from off street parking for two cars and a rear garden which boasts an outbuilding with underfloor heating which would make an idyllic home office or art studio. The property provides excellent living accommodation and four good size bedrooms.

The modern open plan kitchen, dining and family area opens onto a South facing garden with bifolding doors. The large eat-in kitchen features a large island with a breakfast bar, built in appliances and a dedicated utility area. There is also a separate spacious reception room with large bay window on the ground floor plus a WC and understairs storage.

Situated on the first floor of the Property are three well-proportioned bedrooms and a family bathroom with bathtub. The spacious master bedroom is situated on the top floor featuring an en-suite bathroom and benefits from built-in storage and eaves storage.

Every inch of this stunning modern home has been thought through with great detail and finished to a very high standard with Miele & Siemens appliances including steam oven, Quooker hot water tap, air conditioning, underfloor heating and Nest heating controls to name a few.

The current owner has further installed solar panels which improve the energy efficiency of the home. The Property is moments from the National Trust Morden Hall Park and benefits from excellent transport links from Morden Station for the Northern Line and close to Wimbledon with routes into Central London and Surrey.



EPC Rating B
Council Tax Band E

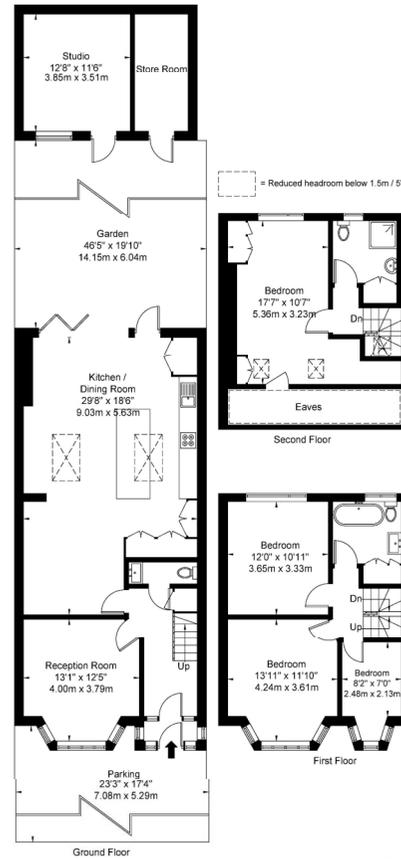


Kenley Road SW19 3DN

Approx Gross Internal Area = 156.82 sq m / 1688 sq ft

Outbuilding = 21.01 sq m / 226 sq ft

Total = 177.83 sq m / 1914 sq ft



Ref

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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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