



156 Kenley Road, London SW19 3DL

**Offers Over: £750,000**

*Freehold*

EPC Rating: E

Council Tax Band: E





**156 Kenley Road, London SW19 3DL**

**Offers over: £750,000**

Location, location, location..... This delightful 1930's Mid Terraced house is ideally situated within the ever-popular Merton Park. The property is conveniently located for access to transport links, with the Northern Line at Morden offering quick links into Central London, as well as the tramway from Morden Road and Merton Park and the Thames Link from South Merton. The property is also moments away from The National Trust's Morden Hall Park offering green open spaces and all nature has to offer. The generous and spacious accommodation comprises open plan reception/dining room, kitchen and sunroom to the ground floor and three bedrooms, with family bathroom and WC to the first floor. Externally the property further benefits from private front and rear gardens, the rear of which is significantly enhanced by not being overlooked providing a beautifully secluded relaxing retreat. In addition, there is a double garage with power and light to the rear. The property also benefits from being situated within the catchment area for numerous good and outstanding local schools, including Merton Park Primary School, Rutlish Secondary School and Poplar Primary School. Priced to reflect the modernisation required the property is available with no onward chain and offers huge potential for further expansion, STPP.



### **Front Garden**

With walled boundary, iron gate leading to private front garden, lawn, mature shrubs and trees and hard landscaped paved footpath leading to front door.

### **Porch**

With single glazed sliding door to front elevation, single glazed windows to front elevation overlooking the private front garden and wall mounted porch light.

### **Entrance Hall**

With frosted double glazed window to front elevation, radiator, picture rail, power point, staircase leading to first floor, laminate wood flooring and internal doors leading to:

### **Front Reception**

With double glazed bay window to front elevation overlooking private front garden, feature fireplace with tile surround and mantle and gas fire, radiator, power points and laminate wood flooring.

### **Rear Reception/Dining Area**

With double glazed patio doors to rear elevation leading to sun room, feature fireplace with tile surround and mantle and gas fire, laminate wood flooring and doorway leading to:

### **Kitchen**

With a range of fitted wall and base level units, stainless steel double sink drainer with accompanying mixer tap, freestanding cooker with gas hob, space for fridge freezer, laminate wood flooring and door with frosted single glazing leading to:

### **Sun Room**

With single glazed windows to rear elevation overlooking private rear garden, single glazed door to rear elevation leading to private rear garden, power points and laminate wood flooring.

### **First Floor Landing**

With storage cupboard, picture rail, power point, loft hatch and internal doors leading to:





### **Principal Bedroom**

With double glazed bay window to front elevation overlooking private front garden, radiator, power points, fitted wardrobes and vanity unit and picture rail.



### **Second Bedroom**

With double glazed window to the rear elevation overlooking the private rear garden, fitted cupboard housing boiler and water tank, radiator, power points and picture rail.





### **Third Bedroom**

With double glazed window to front elevation overlooking the private front garden, radiator, power points, picture rail and laminate wood flooring.

### **Bathroom**

With suite comprising panel enclosed bath, overhead mixer shower, wash hand basin set in vanity unit, frosted double glazed window to rear elevation, heated towel rail, fully tiled walls and laminate flooring.



### **Upstairs WC**

With frosted double glazed window to rear elevation, low level WC and laminate flooring.

### **Rear Garden**

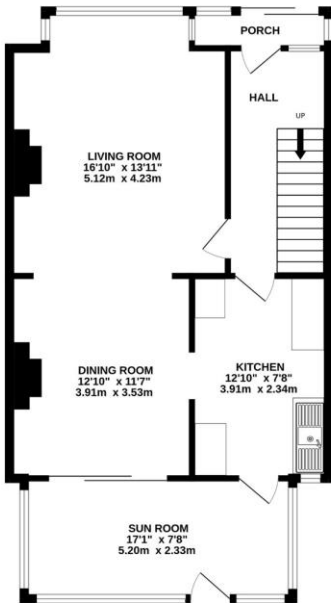
With paving leading down to mature garden, fenced boundaries, detached double garage, wooden pergola and pedestrian gate leading to rear service road.



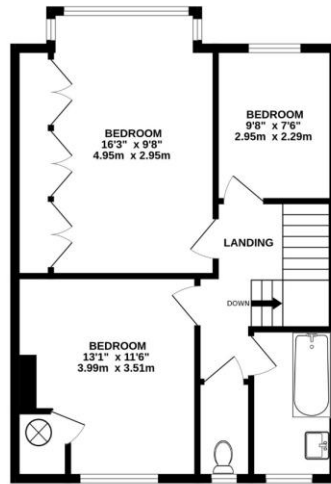
- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

**Your View...**

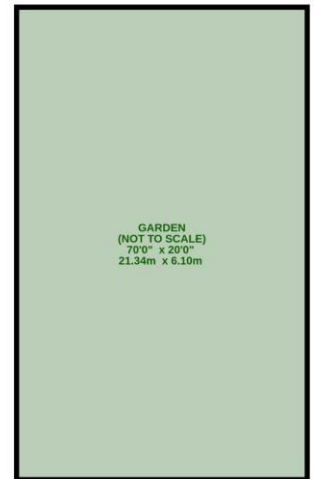
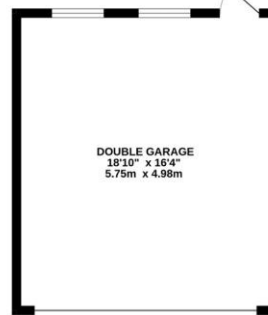
GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



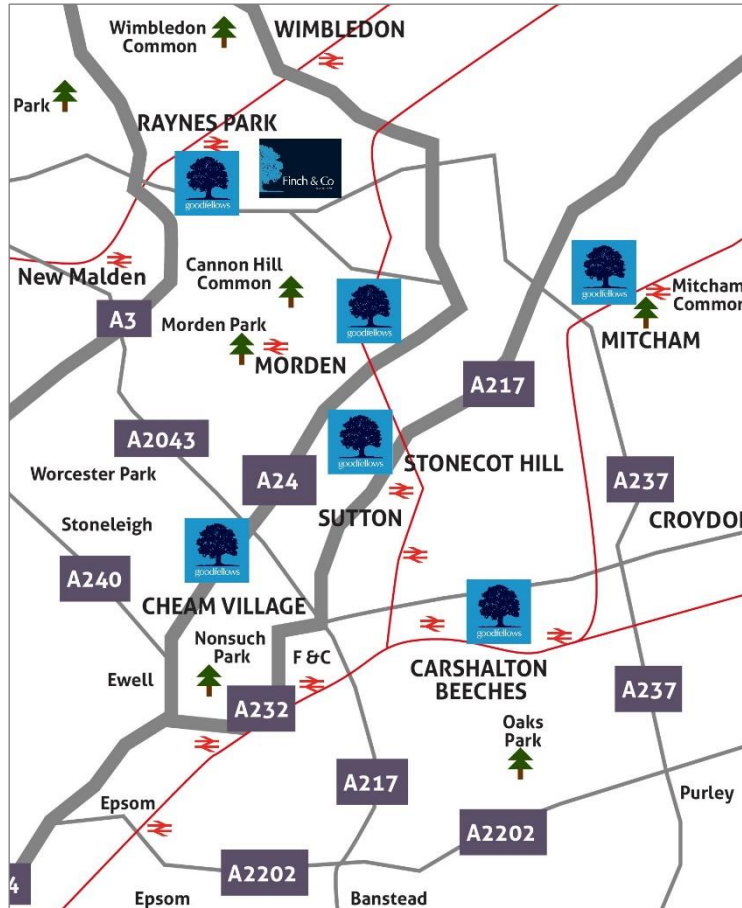
OUTBUILDINGS  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.0 sq.m.) approx.

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

# Goodfellows Branch Network



## Local Authority

## Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

## Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

## All Measurements

All Measurements are Approximate

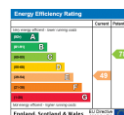
## Goodfellows - Morden

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For full EPC please contact the branch