



**KAYBRIDGE**  
RESIDENTIAL



WydeU Close, Morden, Surrey, SM4 4NS  
Offers in the region of £585,000

## Wydell Close, Morden, Surrey, SM4 4NS

- Five Bedroom Semi Detached House
- Sought After Cul-De-Sac Location
  - Modern Fitted Kitchen
- Great Transport Links to London
- Wooding Flooring Throughout
  - Downstairs W/C
- Open Plan Kitchen / Breakfast Room
  - Off Street Parking
  - Double Garage

A beautifully presented extended five bedroom semi detached family home set within a popular sought after location within easy reach of several well regarded schools including Cheam Park Farm Junior School and Cheam High School.

The property has been renovated and extended to the very good standards by the current owner. It must be viewed internally to be appreciated.

The property is very well presented and comprises of a front reception room with bay window. To the rear is a stylish, kitchen /diner with double doors leading out into the garden.

Additional features on the ground floor include a spacious front reception room and a most convenient downstairs WC and the shower room.





On the first floor you'll find three bedrooms and a lovely family bathroom.

On the second floor you'll find two further bedrooms and a separate shower room with additional W.C.

Outside the property offers a well maintained and attractive rear garden and to the side of the garden you'll find a large double garage with W.C

There is off street parking available to the front.

### **Disclaimer**

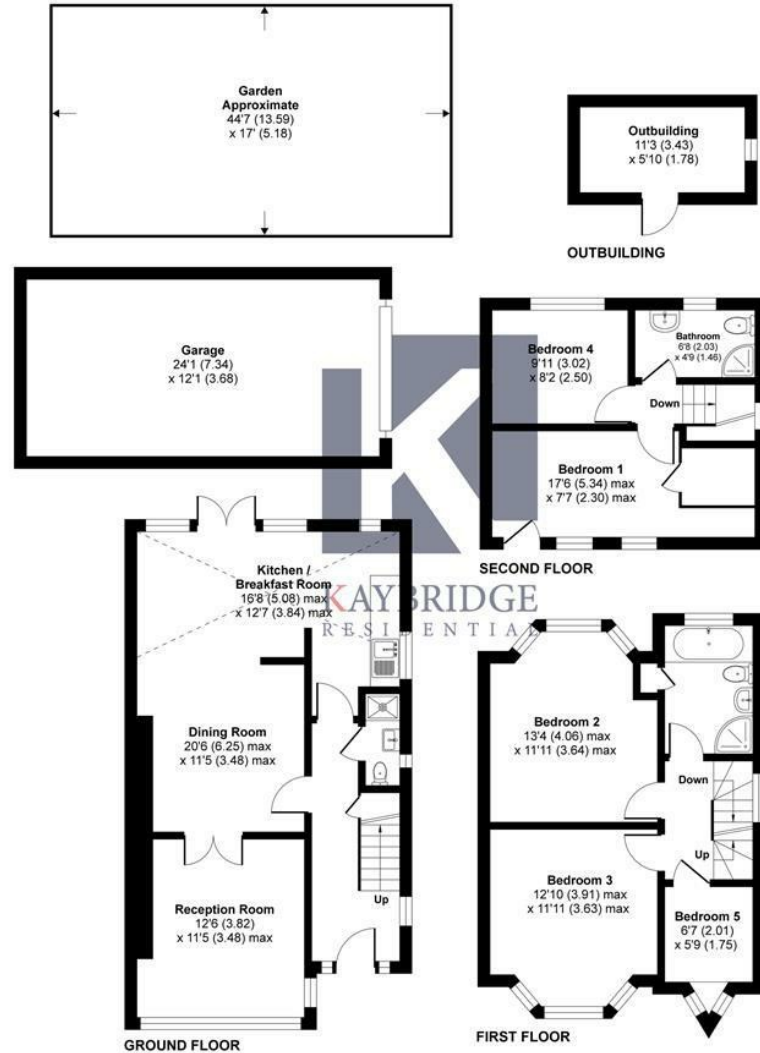
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# Wydell Close, Morden, SM4

Approximate Area = 1567 sq ft / 146 sq m (includes garage)  
 Outbuilding = 66 sq ft / 6 sq m  
 Total = 1633 sq ft / 152 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Kaybridge Residential Ltd. REF: 650455

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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