

Camborne Road Morden, SM4 4JN

Offers In Excess Of £675,000 Freehold



A well-maintained three-bedroom 1930s Blay-style family home, offered to the market with no onward chain and situated within this sought-after residential location.

The accommodation comprises a welcoming entrance hall, separate front reception room, separate dining room, modern fitted kitchen and a full-width conservatory providing additional living space with a seating area and utility section, overlooking the rear garden.

To the first floor are two generous double bedrooms, a larger than average third bedroom and a modern family shower room with a large walk-in shower cubicle.

Externally, the property boasts a beautifully landscaped and well-manicured south-east facing rear garden extending to approximately 61ft, stocked with a variety of fruit trees and complemented by a greenhouse and garden shed. To the rear is a detached garage accessed via a service road. Conveniently located for Cannon Hill Common, local bus routes, Raynes Park station and Morden Underground station.

CAMBORNE ROAD, SM4

Approx. Gross Internal Floor Area
1211 Sq. ft/112.55 Sq. m
 (Excluding Garage)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- 1930s Mid-Terrace Blay-Style Family Home
- Three-Bedroom
- Modern Fitted Kitchen
- Fruit Trees, Greenhouse & Garden Shed
- Two Separate Reception Rooms
- Full-Width Conservatory with Seating & Utility Areas
- Beautifully Landscaped South-East Facing Rear Garden (approx. 61ft)
- Detached Rear Garage Accessed via Service Road
- Council Tax Band - E
- EPC - C



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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