

**Camborne Road
Morden, SM4 4JJ**

£835,000 Freehold



A substantial five-bedroom semi-detached family home offering over 2,100 sq ft of accommodation, including a detached garden studio. The ground floor comprises a large through reception room, extended kitchen/dining room with direct access to the garden, a ground floor bedroom and family bathroom. The first floor provides three bedrooms and a family bathroom, whilst the loft conversion offers two further bedrooms and a shower room. Externally, the property benefits from a large driveway providing off-street parking, an approximately 81ft rear garden and a detached self-contained studio with kitchenette and shower room. Conveniently located for local schools, transport links and amenities.



CAMBORNE ROAD, SM4

Approx. Gross Internal Floor Area

1905 Sq. ft./176.94 Sq. m (Incl. RHH)

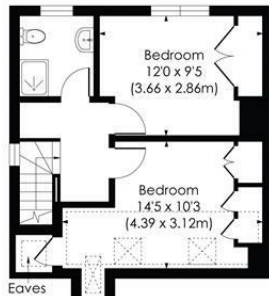
1844 Sq. ft./171.28 Sq. m (Excl. RHH)

Studio: 257 Sq. ft./23.91 Sq. m

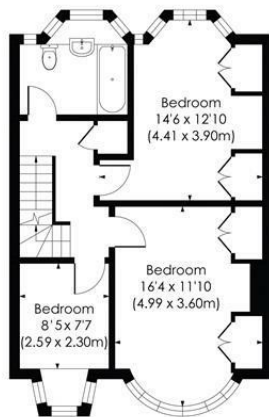
Total: 2162 Sq. ft./200.85 Sq. m



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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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.

- Five-bedroom semi-detached family home
- Large through reception room
- Extended kitchen/dining room
- Ground floor bedroom and bathroom
- Three first-floor bedrooms, family bathroom and two loft bedrooms with shower room
- Large driveway providing off-street parking
- Approx. 81ft rear garden
- Detached self-contained studio with kitchenette and shower room
- EPC - C
- Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
		EU Directive 2002/91/EC	

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