

## Camborne Road Raynes Park, SM4 4JJ

£400,000 Freehold

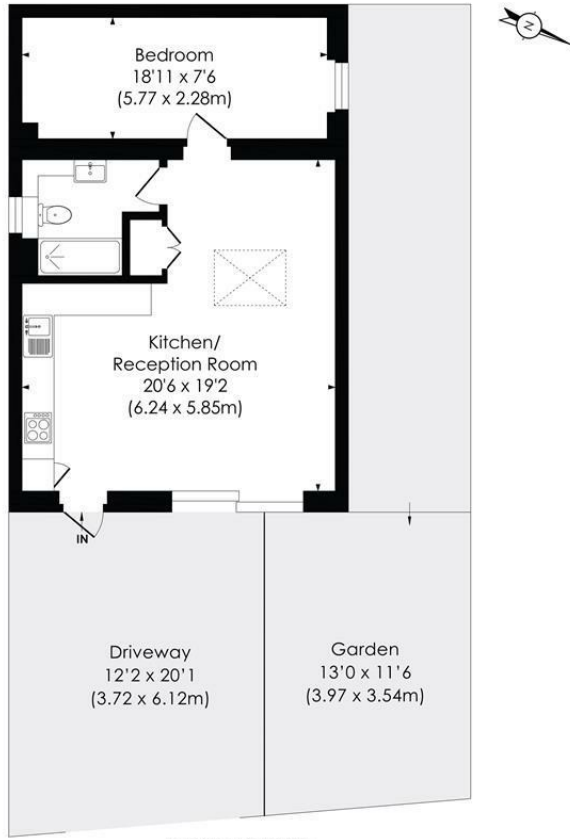


In excellent condition throughout, this superb one bedroom detached bungalow with off-street parking, garden and being sold to the market with no onward chain. Enviably located in the heart of Cannon Hill, within easy access to Raynes Park and Morden Train and Tube Stations, and their numerous bars, shops and amenities. Comprising a spacious open plan reception/diner with hardwood parquet flooring and integrated kitchen appliances, a contemporary family bathroom and bedroom at the rear. Boasting an exceptionally high energy rating of B and freehold ownership, this is a brilliant first time purchase or buy to let investment.

**CAMBORNE ROAD, SM4**

Approx. Gross Internal Floor Area

**567 Sq. ft/52.64 Sq. m**



GROUND 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.

- Modern Detached Bungalow
- One Bedroom
- In Excellent Condition
- Off-Street Parking
- Open-Plan Kitchen/Diner
- Garden
- No Onward Chain
- Freehold
- EPC Rating - B
- Merton Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	90
(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		EU Directive 2002/91/EC	

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