

**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

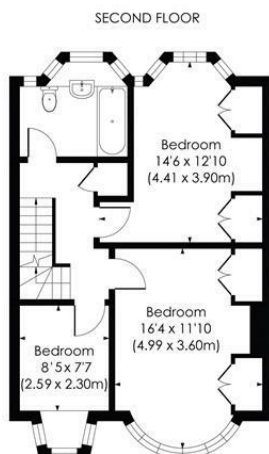
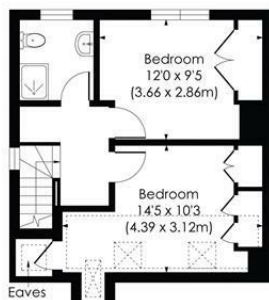
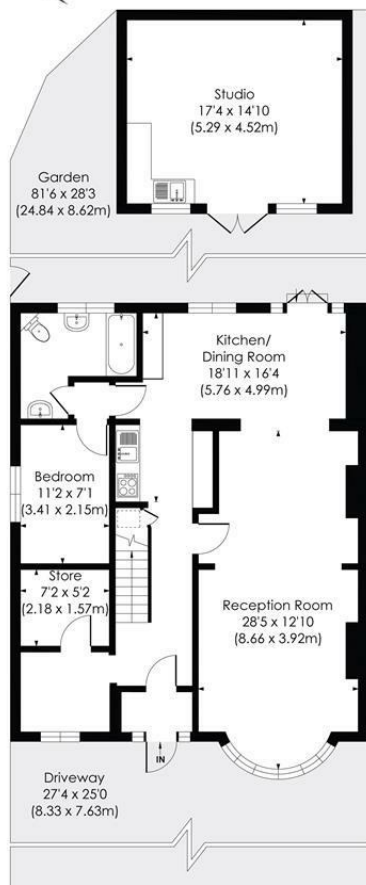
Approx. Gross Internal Floor Area

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	EU Directive 2002/91/EC

- Five-bedroom semi-detached family home
- Large through reception room
- Extended kitchen/dining 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

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 543 1166



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

