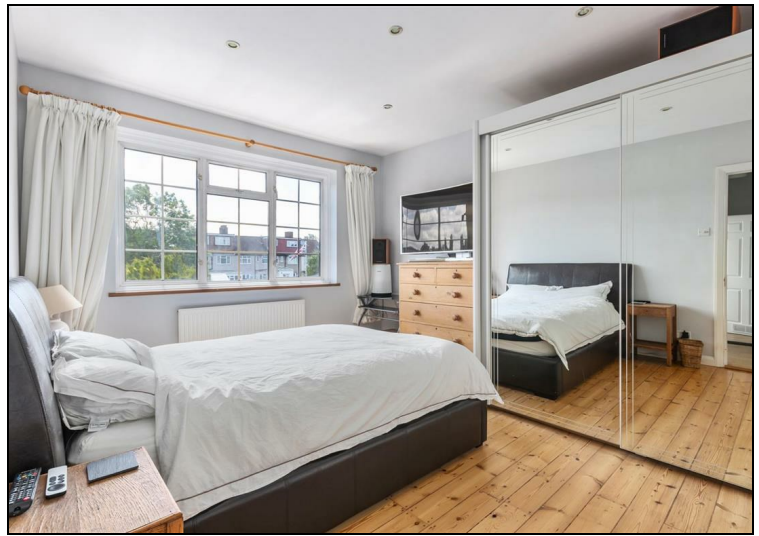


**Camborne Road  
Morden, SM4 4JN**

**£799,950 Freehold**



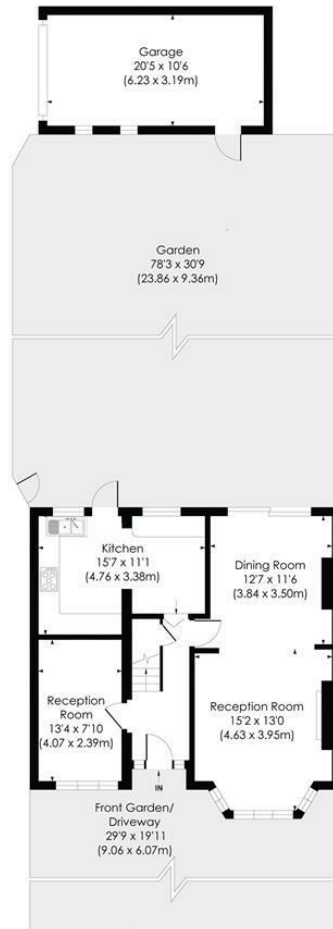
**This superb 1471 sqft FIVE BEDROOM, TWO BATHROOM double fronted, end of terrace house has a gorgeous 78'3 ft South Facing garden and a separate 20'5 garage. Located on a desirable residential road within easy access to Raynes Park, Motspur Park and Morden. There is also off street parking to the front, large through lounge, separate study/playroom, extended modern kitchen, five bedrooms and two bathrooms. An excellent family home with future potential to further extend to the loft and rear s.t.p.p.**



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**



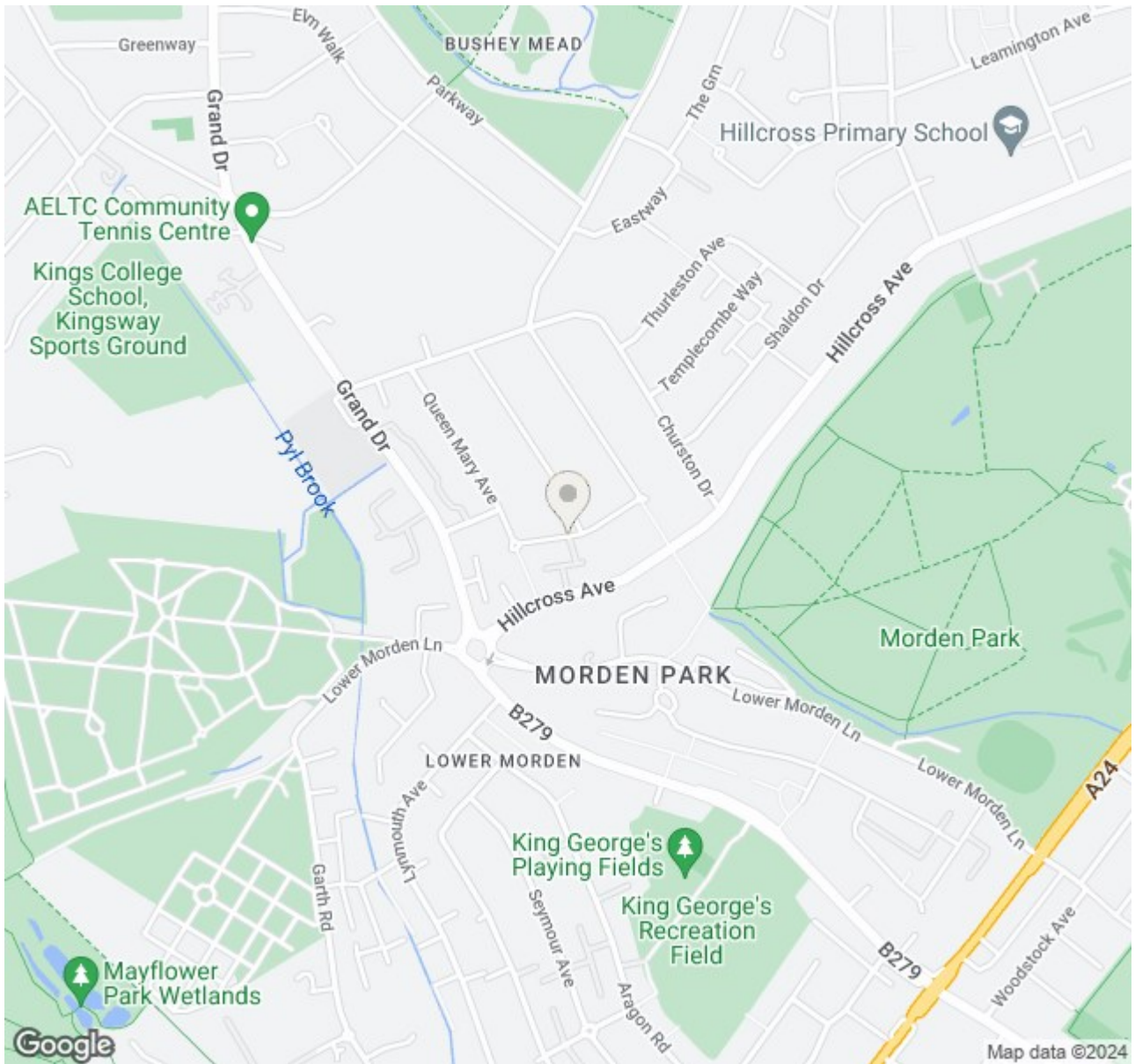


GROUND FLOOR

**CAMBORNE ROAD, SM4**  
 Approx. Gross Internal Floor Area  
**1471 Sq. ft/136.62 Sq. m (Excluding Garage)**



FIRST FLOOR



- Five Bedroom - Two Bathroom
- Gorgeous 78'3 South Facing Garden
- Off Street Parking and Separate Garage
- Double Fronted End of Terrace House
- Desirable Residential Road
- Potential to Extend S.T.P.P
- Well Regarded Local Schools
- Ample Transport Links
- EPC - D
- Council Tax Band - F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>55</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	

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