



COMBERMERE ROAD, SM4  
£650,000 FREEHOLD

Winkworth



## COMBERMERE ROAD, SM4

**Beautifully presented, bright and airy four bedroom family home in a quiet residential area, only a short walk from National Trust's Morden Hall Park.**

**A recently completed double-storey extension has transformed this end-of-terrace house into a beautifully presented and well-proportioned four-bedroom family home.**

A fantastic opportunity to purchase this end of terrace family home situated on a popular residential road close to Morden underground station (Northern Line) and St Helier train station (Thameslink) as well as numerous bus routes with links to Wimbledon station making it ideal for commuters. Combined with close proximity to the wide-open spaces of both Morden Park and the National Trust's Morden Hall Park, this home offers a unique blend of convenience with peace and tranquillity.

This house benefits from off street parking for two cars and a large attractive rear garden with a full water sprinkler system, which boasts an outbuilding offering an opportunity to be used as home office or art studio.

Designed to suit a modern family's lifestyle with children, the accommodation comprises four bedrooms, two bathrooms and guest WC. On the ground floor is bright and spacious reception room and a separate open plan kitchen with built-in Neff appliances featuring a large island and a breakfast bar finished with silestone worktop. The modern eat-in kitchen and dining area opens onto a South-East facing garden with bifold doors. Three good sized bedrooms are located on the first floor and master bedroom fitted with built-in storage, eaves storage and en-suite bathroom is in the new loft conversion.

This home is in the catchment area for Abbotsbury Primary School, rated Ofsted 'Good'.





# Combermere Road, SM4 6RD

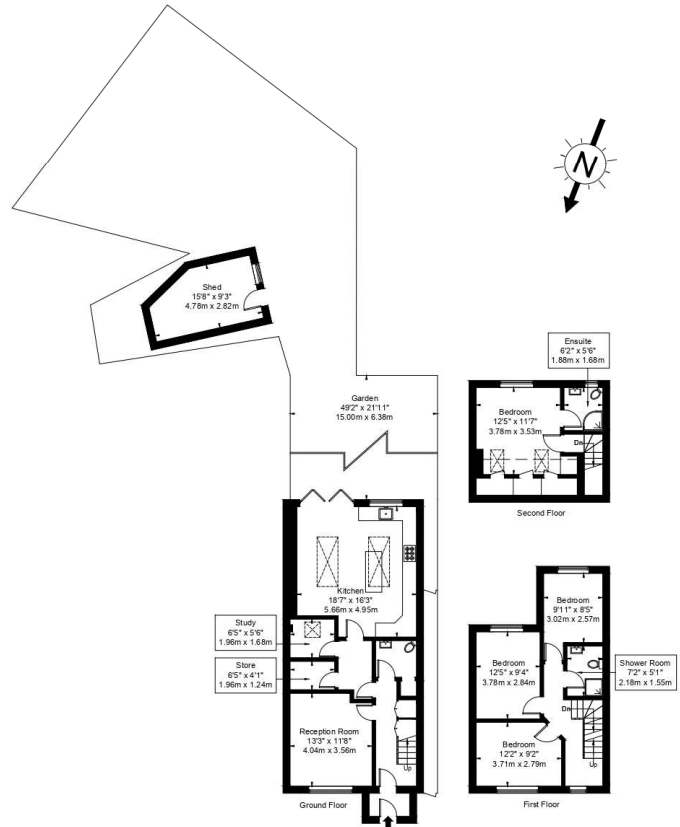
Approx Gross Internal Area = 131.2 sq m / 1412 sq ft

Restricted head height = 6.8 sq m / 73 sq ft

Shed = 12 sq m / 129 sq ft

Garden = 264.8 sq m / 2850 sq ft

Total = 414.8 sq m / 4464 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	70	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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