



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£475,000**

**Freehold**

3x  1x  1x 

**Claymore Close,  
Morden, Surrey, SM4**

**cubitt&west**  
Helping you move forwards





## Main features

- Well located for Glenthorne School
- Bonus of a sunny conservatory giving additional living space
- Plenty of scope to update and improve
- Upstairs family bathroom and downstairs cloakroom
- Transport links to Morden station with easy access to London

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 16'4 x 13'9 (4.98m x 4.19m)

Kitchen: 9'4 x 9'1 (2.85m x 2.77m)

Conservatory: 10'5 x 8'3 (3.18m x 2.52m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'7 up to fitted wardrobes x 9'5 (3.53m x 2.87m)

Bedroom 2: 11'3 x 9'5 (3.43m x 2.87m)

Bedroom 3: 8'2 x 6'0 (2.49m x 1.83m)

Bathroom

### OUTSIDE

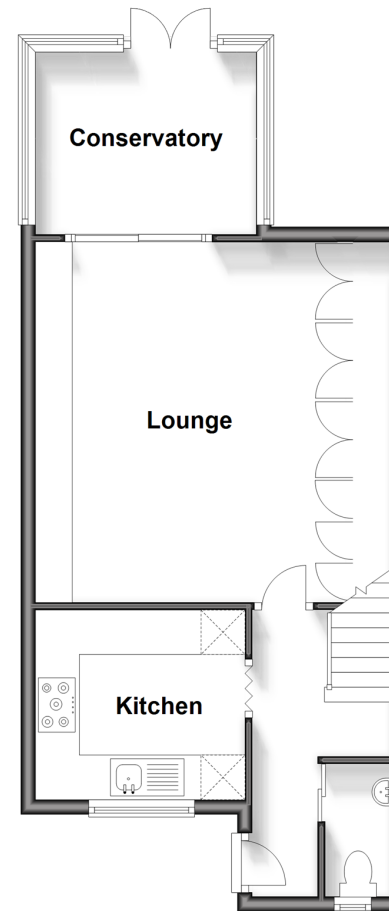
Front Garden

Rear Garden

Off Road Parking

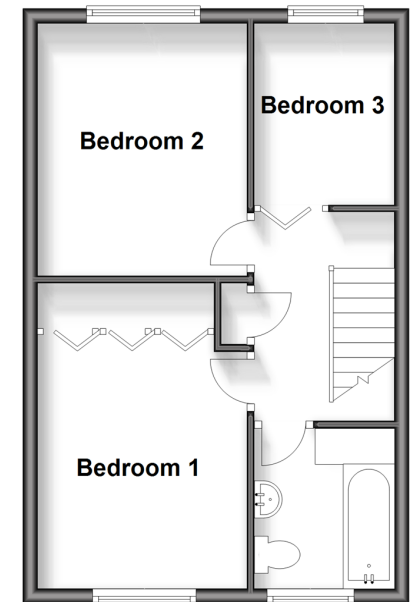
### Ground Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



### First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



**Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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