



1 Cambridge Cottage

East Morden

BH20 7DY

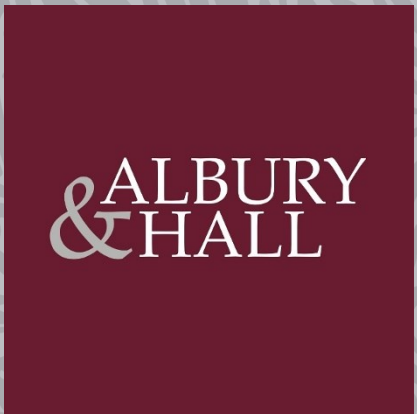
Semi-detached 3 bedroom home with extensive gardens and
stunning countryside views

Guide Price £400,000

**ALBURY
& HALL**

Situated in this TRANQUIL Hamlet only a short distance from local amenities is this semi-detached property with masses of POTENTIAL for future owners.

The property requires modernisation throughout and occupying a large plot there is plenty of SCOPE to extend (stpp)



VAST
POTENTIAL

The **GENEROUS** entrance hall has space for storing coats and boots and comprises the stairs to the first floor, understairs cupboard and access to the rest of the accommodation.

The features a **LARGE BAY WINDOW** that gives views over the garden and countryside beyond. Adjacent to this accessed via sliding doors is the dining area with an inset Rayburn and built in storage.

The kitchen is particularly **BRIGHT** due to its many windows and leads into the useful rear porch, ideal for decamping when returning from the many walks on your doorstep.

The family bathroom is set up as a wetroom with a shower area, WC and wash hand basin.

IDEAL PROJECT





The first floor landing gives access to the 3 bedrooms.
Bedroom 1 is a **LARGE DOUBLE** with built in wardrobes and excellent views over the garden and countryside.

Bedroom 2 is also a good size double with built in storage and **VIEWS** to the rear.
Bedroom 3 benefits the stunning countryside views and would be easily converted into a home office.

STUNNING VIEWS







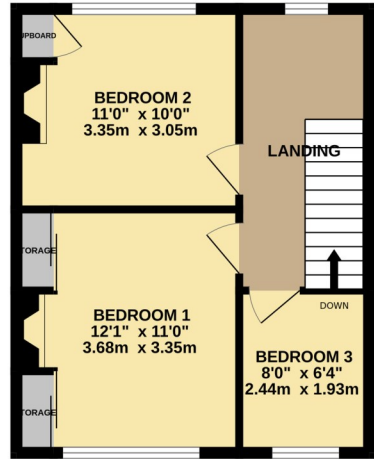
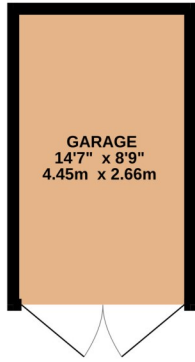
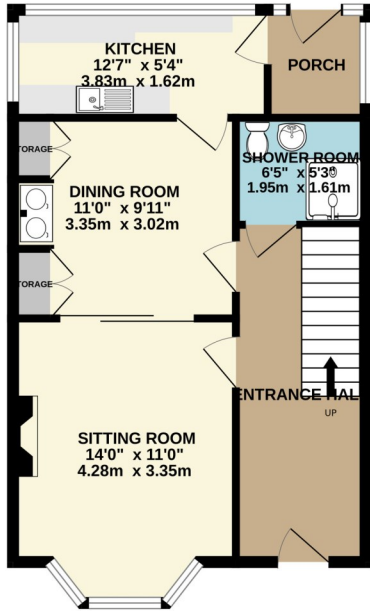
Offroad parking is provided by the drive that in turn leads to the property and detached garage.

The garden is particularly large and with its **SOUTH ASPECT** receives plenty of sun throughout the whole day. Currently laid to lawn with a few historic vegetable patches this space is a blank canvas with plenty of **POTENTIAL**.

There is a generous amount of garden that runs along side the house leaving plenty of room in which the property can be extended into
(stpp)

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



3 BED SEMI

TOTAL FLOOR AREA : 981 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Viewing by appointment through:

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