



Hillcross Avenue, Morden

- Four Bedroom Family Home
- Two Bathrooms
- Private Rear Garden
- Unfurnished
- Available from 15th May 2024
- Two Reception
- Generous Living Space
- Off Street Parking
- Private Gym

£2,850 Per Calendar Month

Tenure:

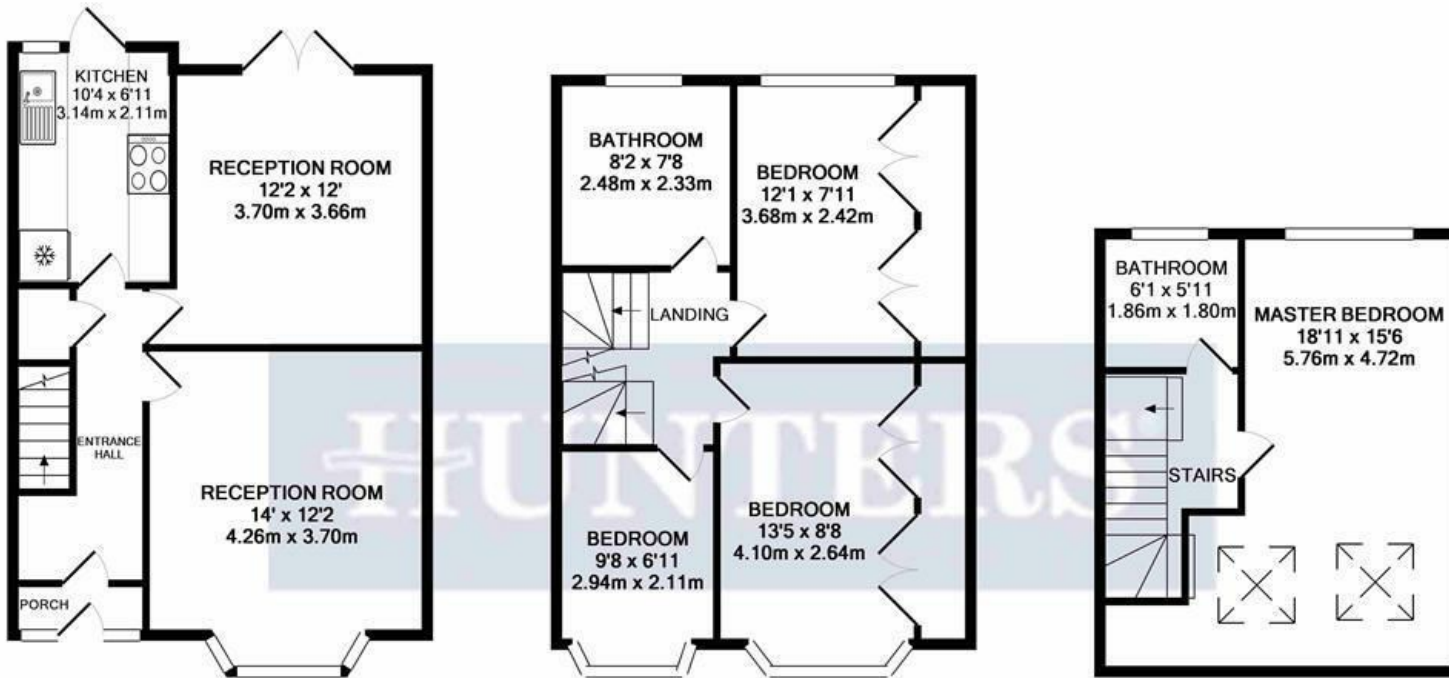
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Hillcross Avenue, Morden

DESCRIPTION

A modern well presented four bedroom family home situated in a sought after road of Morden within close proximity to local amenities and excellent transport links. On the ground floor there are two reception rooms and a fully fitted galley kitchen which leads to a spacious private garden to the rear, further benefiting from having a converted garage into a private gym and a store room. The first and second floors provide for four good sized bedrooms and two bathrooms. Off-street parking is available to the front of the property. Viewings are highly recommended and available from 15th May 2024.





GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 1193 SQ.FT. (110.8 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C		70	(69-80) C		65
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Worcester Park Lettings Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



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