



Hillfield Avenue, Morden SM4 6BA



Welcome to Hillfield Avenue, Morden

With this two/three-bedroom mid-terrace house you have an amazing opportunity to extend into the rear and loft (STPP) and make this house your own home. To the front of the property there is a good-sized driveway and a porch.

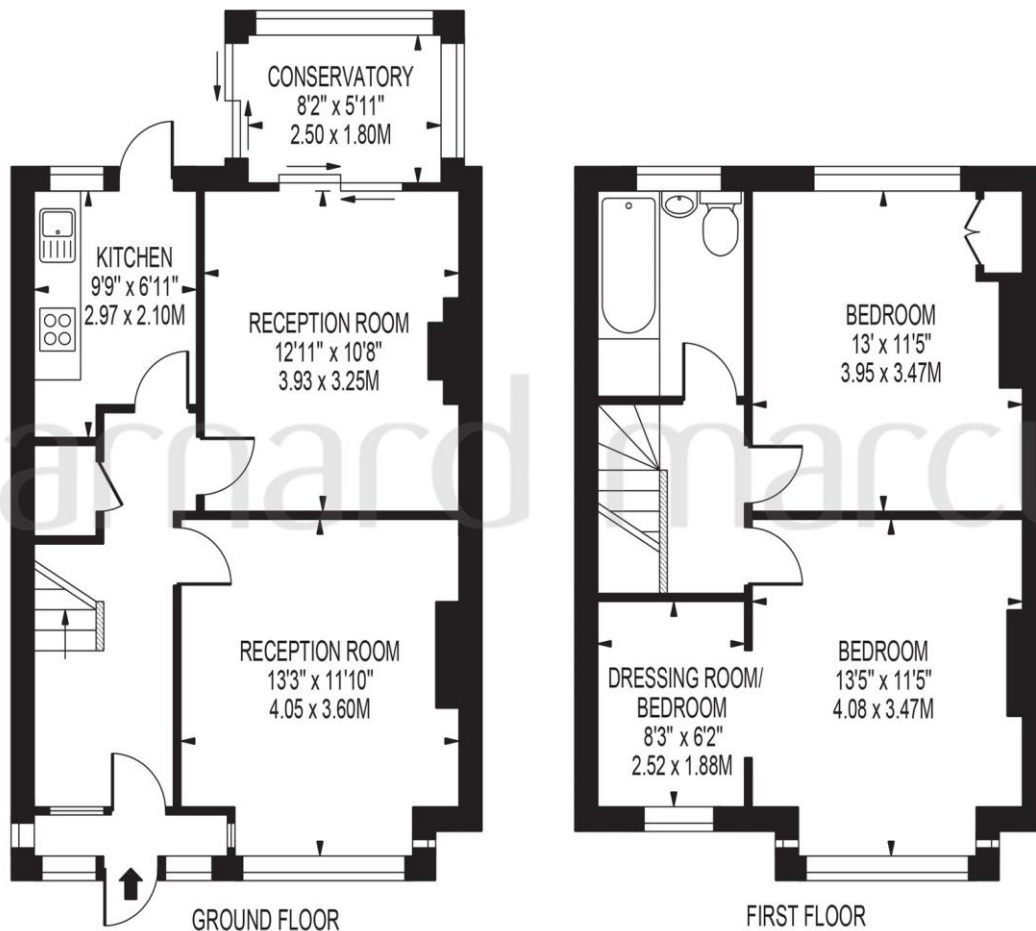
Downstairs there are two large reception rooms with the rear leading into the conservatory. The galley kitchen provides you with direct access to the garden. Outside the garden is a large size and is a great canvas to create an amazing space. Upstairs there are two double bedrooms, the larger bedroom has a dressing room adjoining, which was previously a bedroom and could be easily converted back into one. Both rooms provide plenty of natural light and are spacious. The family bathroom consists of a bath, wash basin and w/c.

Hillfield Avenue is conveniently located for the local tram stop (0.4 miles), there are many local buses which provide services to the Morden Tube Station which is a short trip from Hillfield Avenue is conveniently located for the local tram stop (0.4 miles), there are many local buses which provide services to the Morden Tube Station which is a short trip from the property. Morden Tube Station provides fantastic links into London via Northern Line. The property is surrounded by parks such as Poulter Park, Morden Hall Park, Watermead Nature Reserve and Ravensbury Park and several local schools such as Green Wrythe Primary School, St Teresa's Catholic Primary School, Cranmer Primary School, Harris Academy Morden, Wandle Valley



HILLFIELD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 986 SQ FT - 91.57 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Hillfield Avenue, Morden

- Potential to extend (STPP)
- Excellent transport links
- Good local schools
- Conservatory
- Two reception rooms

Tenure: Freehold EPC Rating: E

offers in excess of

£475,000



Awaiting Photograph



view this property online [barnardmarcus.co.uk/Property/MOD102844](https://www.barnardmarcus.co.uk/Property/MOD102844)

Please note the marker reflects the
postcode not the actual property



Property Ref:
MOD102844 - 0026

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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