



**Hillcross Avenue, Morden SM4 4EB**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**  
**Hillcross Avenue, Morden**

A spacious five bedroom terraced house comprising of five bedrooms, spacious through lounge reception room with bay fronted window and patio doors leading to a private rear garden, galley kitchen with under floor heating, family bathroom and shower room. The property further benefits from a driveway to the front and garage to the rear with parking to the side. The property is presented in good decorative order throughout.



Hillcross Avenue is conveniently located for Morden Underground Station, South Merton Station and Morden South. The property is surrounded by greenery with Mostyn Gardens, Morden Park and Morden Hall Park all within easy reach as well as Morden High Street which offers an array of local amenities. There are a number of top performing schools locally such as Hillcross Primary School, Hatfeild Primary School, Rutlish School, Glenthorne High School and Merton College.

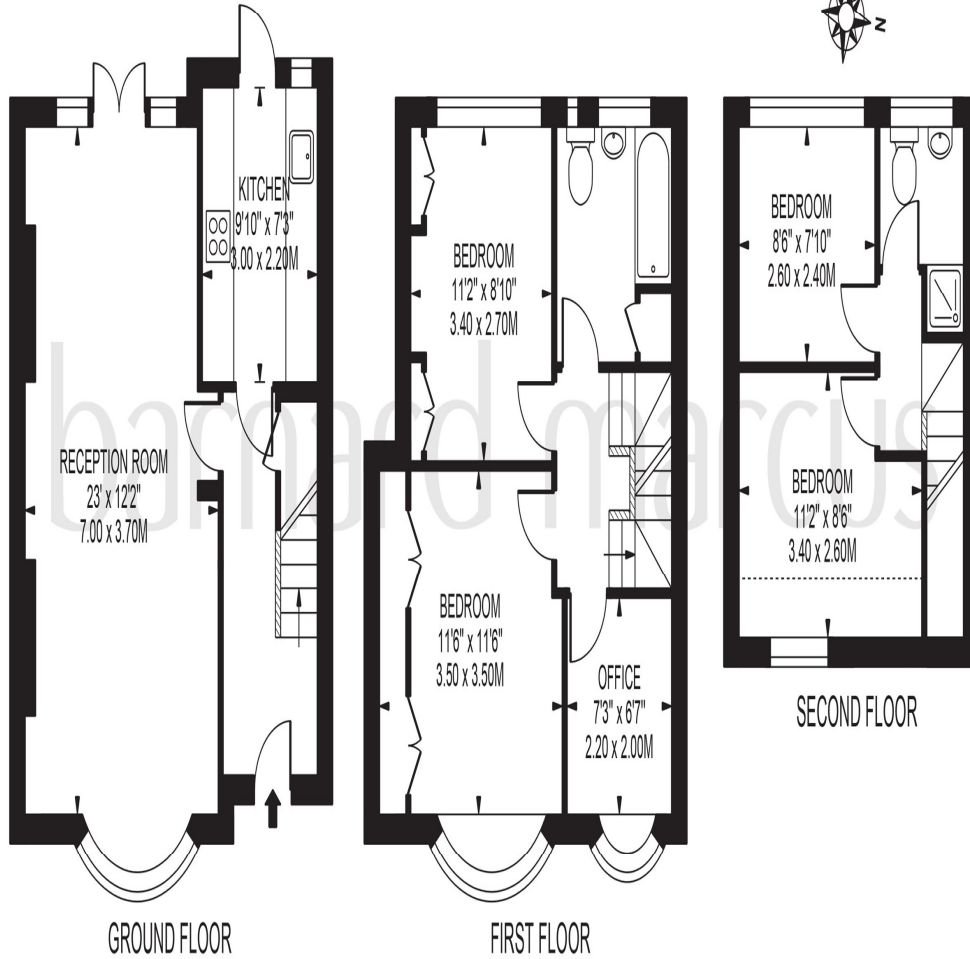


Call Barnard Marcus now to book in your viewing.

# HILLCROSS AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1086 SQ.FT - 100.88 SQ.M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 23 SQ.FT - 2.16 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

## Hillcross Avenue, Morden

- Five Bedrooms
- Private Garden
- Built In Storage
- Large Through Lounge Reception Room
- Driveway

Tenure: Freehold EPC Rating: D

**£625,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MOD101672 - 0002

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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