



## Goldcliff Close, Morden

### Guide Price £375,000 Leasehold

Split Level Maisonette - Leasehold - Three Bedrooms - Balcony  
Private Rear Garden - EPC: C - Modern Kitchen - Bathroom  
Spacious Lounge - Arranged Over Two Floors - Quiet Location  
No Onward Chain - Presented In Excellent Condition Throughout

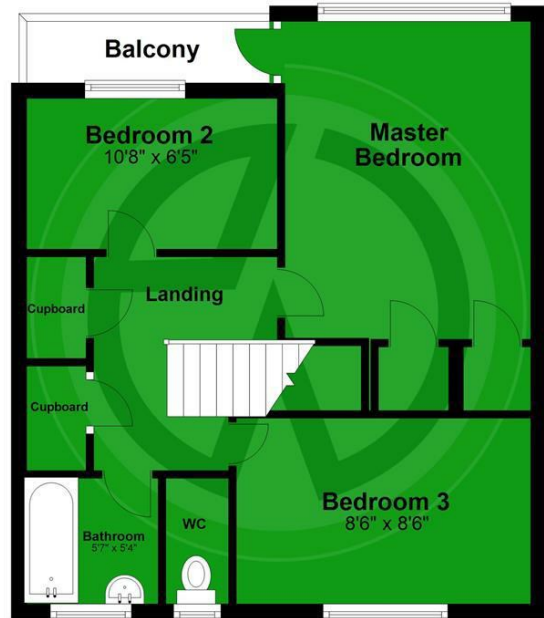


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**Ground Floor**  
Approx. 357.2 sq. feet



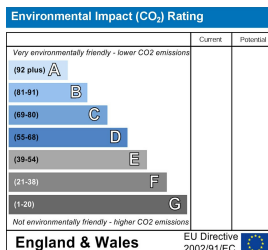
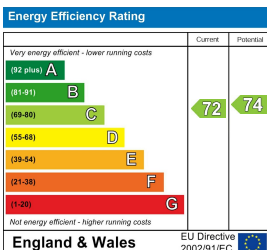
**First Floor**  
Approx. 448.4 sq. feet



Total area: approx. 805.5 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation only and should be used as such by prospective purchasers. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for guidance only and should not be relied on as a basis of valuation.  
Plan produced using PlanUp.

London Borough of Merton  
Tax Band C  
Leasehold



These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.