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## Hillcross Avenue, Morden

Guide Price £645,000 Freehold

3 Bedroom House - Double Reception Room - Double Garage  
Off Street Parking - Extended Kitchen Breakfast Room - EPC: C  
Modern Garden Office - Composite Decking Area - Large Garden  
Very Good Condition - Modern Bathroom - Potential To Extend (STP)



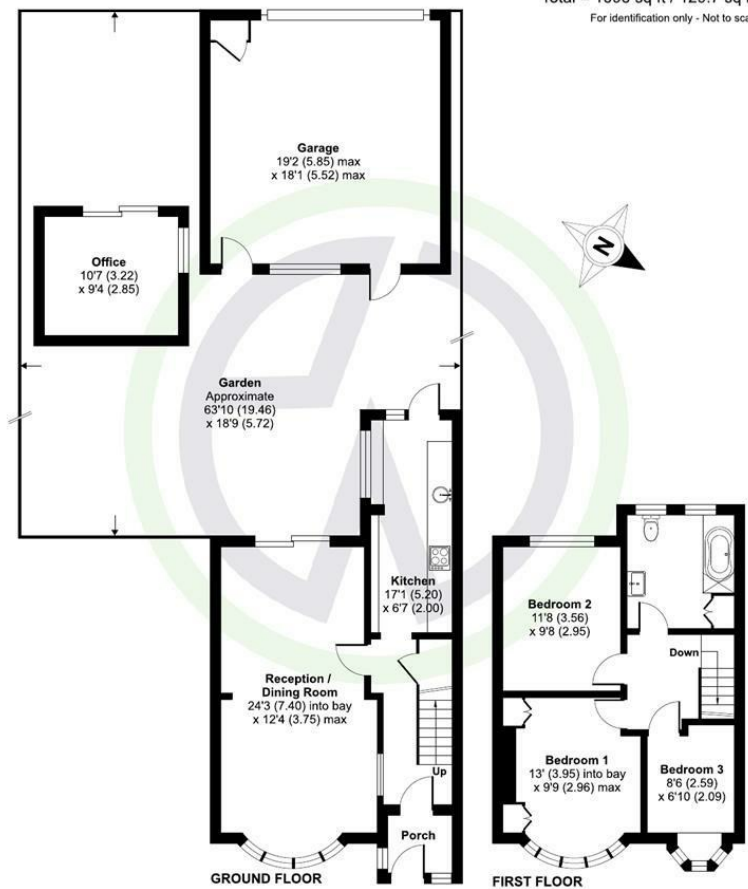
company registration no. 05068639 • vat registration no. 843560623



# Hillcross Avenue, Morden

## Hillcross Avenue, Morden, SM4

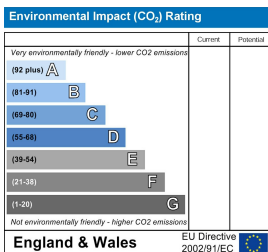
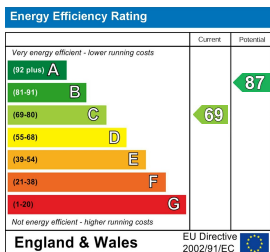
Approximate Area = 951 sq ft / 88.3 sq m  
Garage = 348 sq ft / 32.3 sq m  
Outbuilding = 99 sq ft / 9.1 sq m  
Total = 1398 sq ft / 129.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Edisson White. REF: 1268448. © nrichcom 2025.



London Borough of Merton  
Tax Band E  
Freehold



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.