

## Hillcross Avenue Morden, SM4 4EG

£2,700 PCM



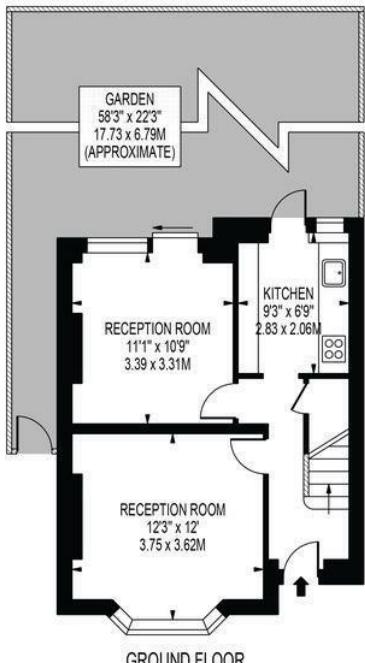
VACANT NOW - Well presented, MODERN THREE BEDROOM semi detached house benefiting from a good size GARDEN ROOM with its own toilet. Located close to Hillcross Primary School and Morden Park, and 0.8 miles to Morden tube station and town centre.

The property features two reception room with wood laminate flooring, recently fitted modern kitchen, two double bedrooms, one single and first floor family bathroom. Well kept rear garden with side access, and spacious garden room with its own toilet, ideal for an office or playroom.

EPC band D. Council tax band D.

## HILLCROSS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 827 SQ FT - 76.84 SQ M  
(EXCLUDING ANNEX)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF ANNEX: 188 SQ FT - 17.42 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.

- Three bedrooms
- Two reception room
- Modern recently fitted kitchen
- Garden room with own toilet
- Well kept garden with side access
- First months rent in advance
- Five weeks security deposit
- Holding deposit - one weeks rent
- EPC band D
- Council tax band D



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



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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of successful Sales and  
Lettings in Merton

