

Hillcross Avenue Morden, SM4 4EU

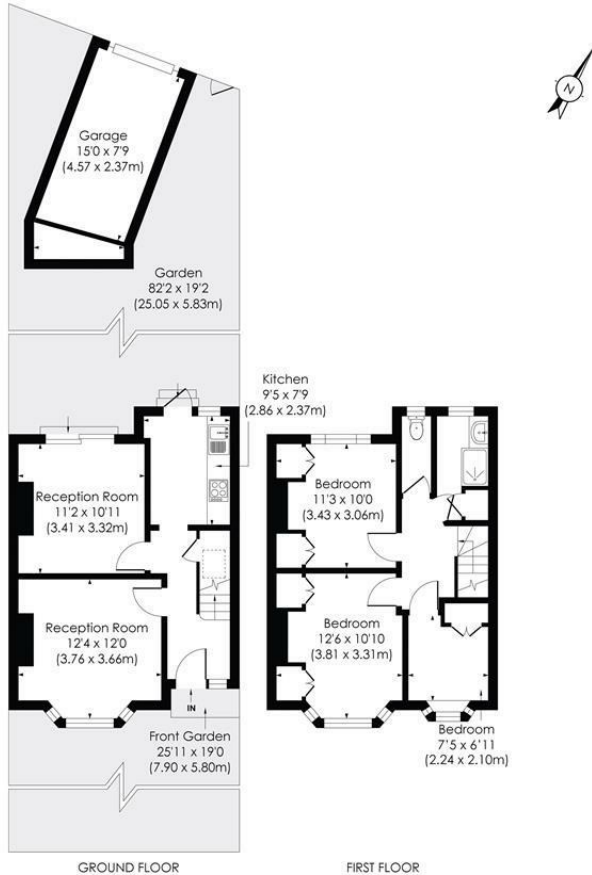
£525,000 Freehold



A three bedroom terraced family home, located on a popular and highly sought after location accessible to Morden town centre and Northern line tube station. With a lovely private garden and garage to the rear with potential for home office/workshop with rear access. Possibility to extend in the future, subject to the usual planning permissions, this property also benefits from being sold with no onward chain. This is a fantastic house for anyone looking for their next home in the area.

HILLCROSS AVENUE, SM4

Approx. Gross Internal Floor Area
846 Sq. ft/78.59 Sq. m (Excluding Garage)



pixangle
 PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three bedroom House
- No onward chain
- Sought after location
- Possibility to extend STPP
- Private garden
- Garage to rear
- EPC - D
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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