

**118 Maycross Avenue
Morden, SM4 4DB**

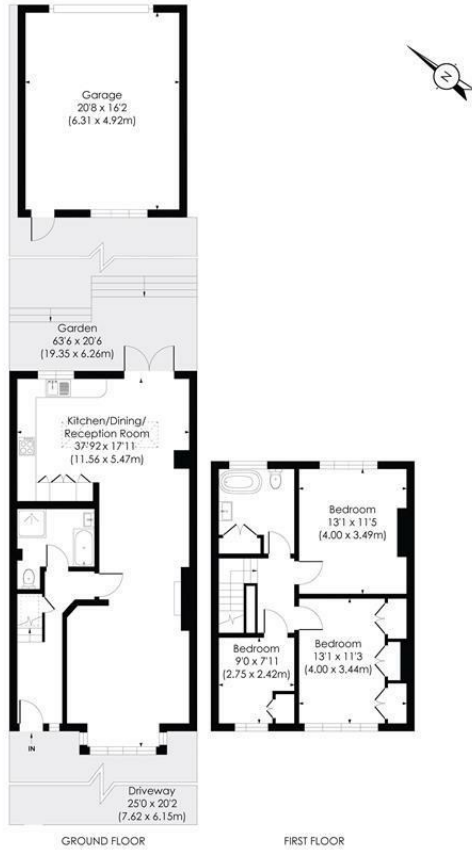
£725,000 Freehold



Lovely three bedroom, two bathroom terraced house with off street parking. Extended on the ground floor creating a kitchen/breakfast room with door to spacious private garden and garage to the rear. Situated in one of Mordens premium residential roads near to Morden Town Centre and Morden Tube Station.

MAYCROSS AVENUE, SM4

Approx. Gross Internal Floor Area
1214 Sq. ft/112.8 Sq. m
334 Sq. ft/31.05 Sq. m (Garage)



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 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS 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.

- Sought After Residential Location
- Kitchen/Breakfast Room
- Off Street Parking
- Lovely Private Garden
- Garage
- Near To Transport
- Well Presented Throughout
- EPC - TBC
- Council Tax Band - E

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	

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