

Maycross Avenue Morden, SM4 4DF

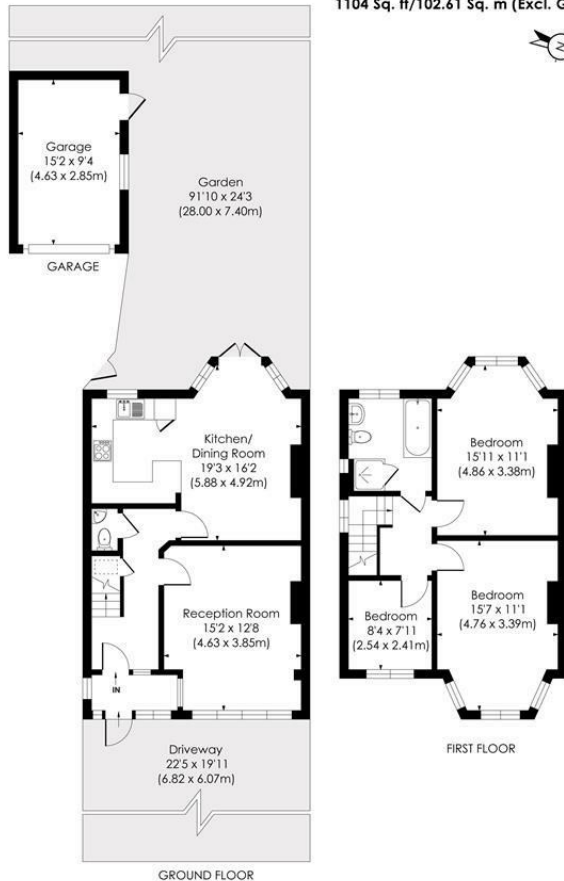
£725,000 Freehold



Offered to the market with no onward chain, this well presented three bedroom semi-detached 'Blay style' family house is brilliantly located at the top of the desirable Hillcross area of Morden, a short walk to Morden Town Centre, sought after schools and Northern Line Tube. Boasting off-street parking for two cars, garage and a superb 91 ft west facing garden. Comprising a spacious front reception, with a downstairs W/C and open-plan kitchen/diner at the rear. Upstairs includes two large double bedrooms, a third single bedroom and family bathroom. There is potential to extend further (STPP). This is a rarely available property and so viewings are highly recommended.

MAYCROSS AVENUE, SM4

Approx. Gross Internal Floor Area
1247 Sq. ft/115.81 Sq. m (Incl. Garage)
1104 Sq. ft/102.61 Sq. m (Excl. Garage)

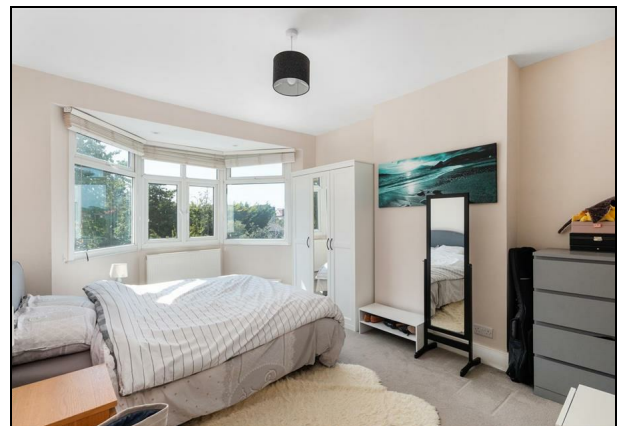


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PROPERTY MARKETING

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.

- Semi-Detached 'Blay' Family House
- Three Bedrooms
- Off-Street Parking for 2 Cars
- Garage
- Superb 91ft West Facing Garden
- Desirable Location in 'Hillcross' area of Morden
- No Onward Chain
- Freehold
- EPC Rating - D
- Merton 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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