

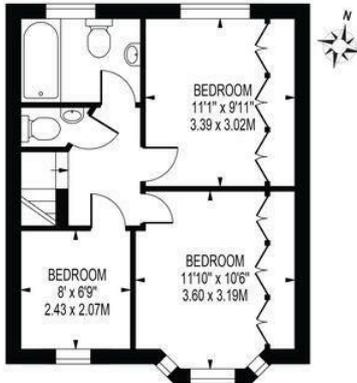
## Hillcross Avenue Morden, SM4 4EG

£2,500 PCM

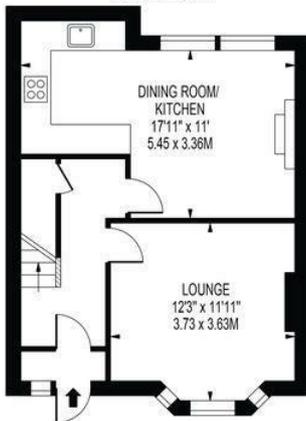


A BEAUTIFULLY presented THREE BEDROOM HOUSE with OFF STREET PARKING located on Hillcross Avenue. This WONDERFUL home consists of two double bedrooms both with built in storage, and one single bedroom, a FANTASTIC open plan kitchen / dining area which leads out to the LOVELY low maintenance landscaped garden. The property is located within a 0.1 mile from Hillcross primary school and 0.8 miles from Morden tube station.  
EPC band D. Council tax band D.

**HILLCROSS AVENUE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 822 SQ FT - 76.32 SQ M



FIRST FLOOR



GROUND FLOOR  
 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
- Open plan kitchen/dining room
- Off street parking
- Modern bathroom
- Garden
- Holding deposit = One weeks rent
- First months rent in advance
- Five weeks security deposit
- EPC rating D
- Council tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	64	
(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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