

Hillcross Avenue Morden, SM4 4AZ

£2,800 PCM



SPACIOUS MID TERRACE HOME IN MORDEN

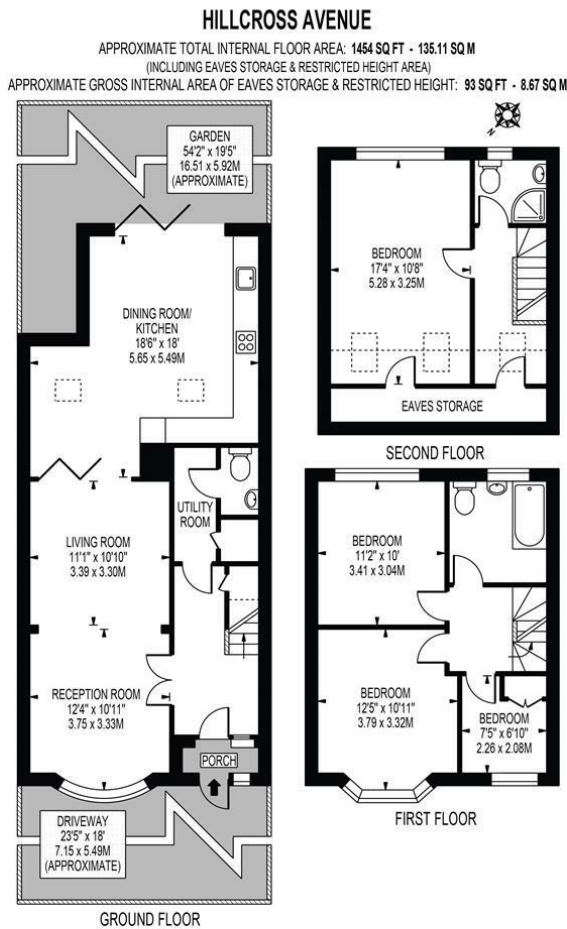
This large home was recently renovated downstairs which now comprises a double reception / lounge and a fully equipped kitchen dining area that leads to a low maintenance courtyard garden.

Upstairs presents a family bathroom, three double bedrooms (one on top floor with en-suite) and a fourth bedroom that is can be used as a nursery or study.

Further benefits include off-street parking for two cars, gas central heating and double glazing throughout.

Hillcross Avenue is situated moments away from Hillcross Primary School and 0.8 miles from Morden Tube Station.

EPC C, Council Tax Band D



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.

- Mid Terrace House
- Four Bedrooms
- Two Bathrooms
- Off Street Parking For Two Cars
- One Weeks Holding Deposit Required
- One Months Rent
- Five Weeks Deposit
- No Admin Fees
- Council Tax Band D
- EPC C



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**

