

Approximate total area<sup>1</sup>  
919.45 ft<sup>2</sup>  
85.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

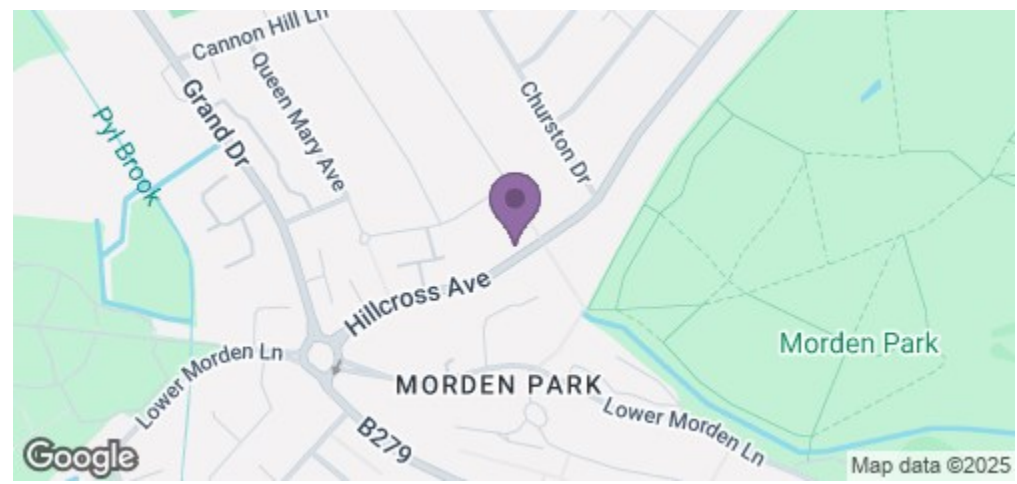
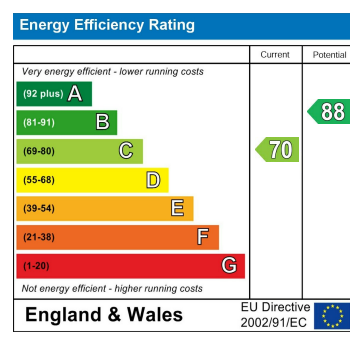
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EST 1973  
**Paul Meakin** £599,950 Hillcross Avenue, Morden, SM4 4EX  
ESTATE AGENTS

Great Location and 'CHAIN FREE' Complete before 31st March 2025

This larger than average three bedroom terraced family home is located in the sought after 'Hillcross area' providing convenient access to Morden town centre with its array of amenities and transport links including the Morden Underground and South Merton train stations together with a great selection of nearby schools. Located close by is Morden Park as well as further recreational facilities at nearby Cannon Hill Common and The National Trusts Morden Hall Park providing a lovely area to relax and enjoy. Internally this spacious homes comprises a lounge, separate dining room, refitted kitchen enjoying direct access to level landscaped private garden plus a garage with rear access. The first floor provides three good sized bedroom and a large family bathroom. This property also boasts scope to extend STPP to the rear and also the loft space which is perfect to create a master bedroom with en-suite. Your earliest viewing is advised to appreciate, location, presentation and size. Council Tax Band D



TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



- Chain Free
- Larger than average terrace
- Three bedrooms
- Two reception rooms
- Refitted kitchen
- Rear garage access
- Large family bathroom
- Scope to extend STPP
- Great location for Morden & transport links
- Viewing advised

#### Hallway

Living room  
15'9 x 10'10 (4.80m x 3.30m)

Dining room  
13'2 x 10'7 (4.01m x 3.23m)

Kitchen  
10' x 7'2 (3.05m x 2.18m)

#### Landing

Bedroom  
16'5 x 8'10 (5.00m x 2.69m)

Bedroom  
13'2 x 10'1 (4.01m x 3.07m)

Bedroom  
9'4 x 6'11 (2.84m x 2.11m)

Bathroom  
7'9 x 7'7 (2.36m x 2.31m)

#### Garden

#### Rear garage

