

345 Hillcross Avenue, Morden, Surrey SM4 4BU

Asking Price: £600,000

Freehold

EPC Rating: D

Council Tax Band: D





Location, location, location..... This delightful three bedroom end of terrace 1930's constructed family home is located within the much sought after 'Hillcross area' providing convenient access to Morden town centre with its vast array of amenities and wealth of transport links including the ever popular Morden Underground and South Merton train stations. Located on the preferred side of the road, with only Morden Park to the rear, providing uninterrupted views. This rarely found blend of convenience with peace and tranquillity is offered in abundance with this somewhat unique property, benefitting from the vast recreational spaces of nearby Morden Park as well as The National Trust's Morden Hall Park and Cannon Hill Common all being relatively nearby.



Accommodation comprises of a spacious through lounge and a kitchen to the ground floor, three bedrooms and a bathroom to the first floor and a multifunctional, flexible loft room. Externally there are private front and rear gardens. The front of which is hard landscaped providing off street parking for two cars and the rear boasts not only a larger than average amount of recreational space but also the highly desirable south easterly aspect which is further enhanced by the natural backdrop of Morden Park providing a beautifully secluded retreat to enjoy. In addition there is a detached garage to the rear which is accessed via the residents rear access lane.



Having been regularly maintained during the current vendors long and cherished ownership, an internal viewing is highly recommended to avoid the almost certain disappointment of missing out on the opportunity of being the new owners of this fantastic home.

Front Garden

Hard landscaped with block paving providing off street parking for two cars and a path leading to both the gated side access which further leads to the private rear garden and to the UPVC double glazed porched door which opens to the:

Entrance Porch

With wood flooring and an opaque glazed door which opens to the:

Hallway

With an opaque window to the front elevation, carpeted stairs up to the first floor landing, a radiator, power points, a telephone point, an understairs storage cupboard, a wall mounted central heating thermostat, picture rails, carpeted underfoot, an inset spot light, a door way to the kitchen and a door which opens to the:

Through Lounge

Which comprises of the following interconnecting areas:

Lounge Area:

With a double glazed bay window to the front elevation, a double radiator, power points, wall lights, ceiling coving and carpeted underfoot with an opening to:

Dining Area:

With double glazed French doors to the rear elevation opening directly to the private rear garden, a double radiator, power points, wall lights, centralised ceiling light, ceiling coving and carpeted underfoot.

Kitchen

With a range of fitted wall and base level units, work surfaces, a stainless steel single drainer sink unit with an accompanying mixer tap, a fitted electric oven, a fitted gas hob with a contemporary glass splashback, a fitted extractor hood, space for a fridge/freezer, an integrated washing machine, an integrated dishwasher, power points, under pelmet feature lighting, a double glazed window to the rear elevation looking out to the private rear garden and the natural backdrop of Morden Park beyond, inset spot lights, a double glazed door to the rear elevation which opens directly to the private rear garden and patio. The kitchen floor has fitted tile effect vinyl flooring.





First Floor Landing

With space saving stairs up to the loft room, picture rails, inset spot lights, carpeted underfoot and matching original doors with matching door furniture which open to the:

Bedroom One

With a double glazed bay window to the front elevation, a radiator, a range of fitted wardrobes complete with matching shelves and fitted units, wall mounted lights, picture rails, inset spot lights and carpeted underfoot.



Bedroom Two

With a double glazed window to the rear elevation overlooking the private rear garden and the natural backdrop of Morden Park beyond, a double radiator, power points, picture rails, inset spotlights and carpeted underfoot.



Bedroom Three

With a double glazed bay window to the front elevation, a radiator, power points, picture rails and carpeted underfoot.



Bathroom

With a suite comprising of a panel enclosed bath with a mixer tap and hand held rail mounted shower attachment as well as a thermostatically controlled shower with an over head drench showerhead complete with a glass shower screen to the side. On the opposite wall is a wash hand basin with an accompanying mixer tap set within a 'floating' vanity unit, a low level WC, partly tiled walls, an opaque double glazed window to the rear elevation, a heated towel rail, a mirror fronted storage cupboard, inset spot lights and tile effect vinyl flooring.



Space Saver Stairs

Leading up to a bespoke loft hatch which provides access to the:

Loft Room

With three Velux windows set in opposing elevations the rear of which overlooks the natural backdrop of Morden Park, power points, feature lighting, storage cupboards set in the eaves, LED inset spot lights and carpeted underfoot.

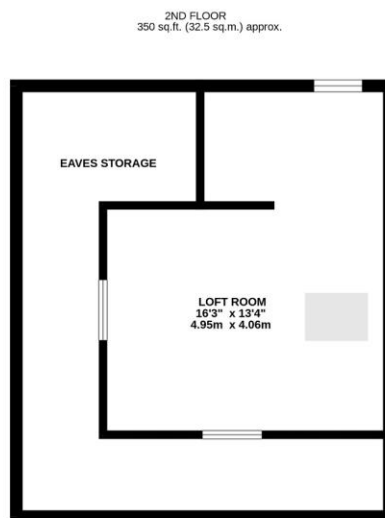
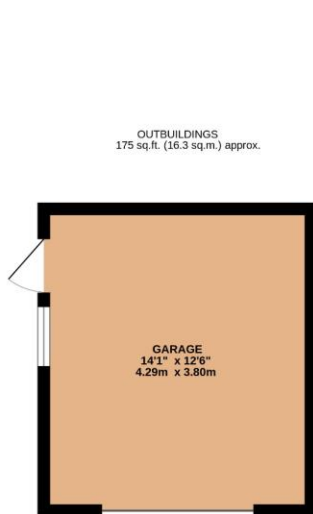
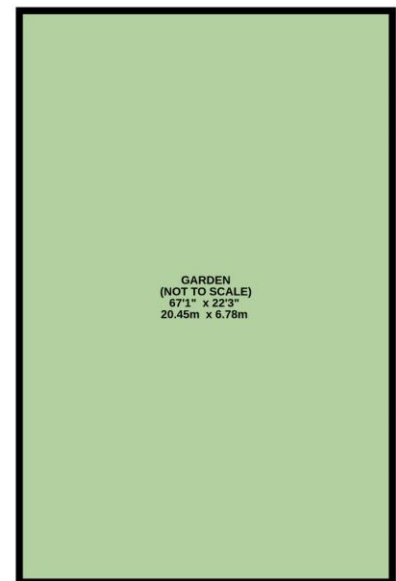
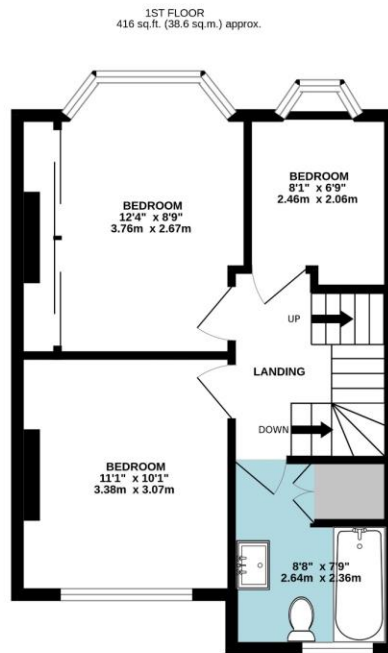
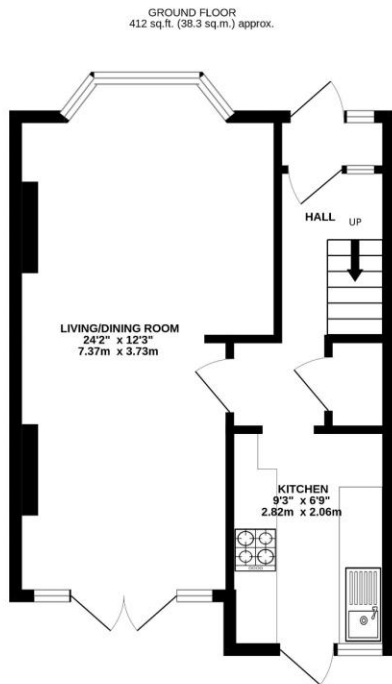


Outside

Rear Garden

With a hard landscaped block paved patio area which leads directly from the house, lawn, flower and shrub borders, an outside tap, an outside light, wooden fence surround, gated side access, a further block paved patio which has been deliberately positioned to provide the opportunity to both seek or avoid the sun depending on the time of the day, part of which is set beneath a pergola which leads to the detached brick built garage to the rear which has power, light and an up and over door to the rear which is accessed via the residents access lane to the rear, the boundary of which is cloaked with a great selection of mature tree's in Morden Park.

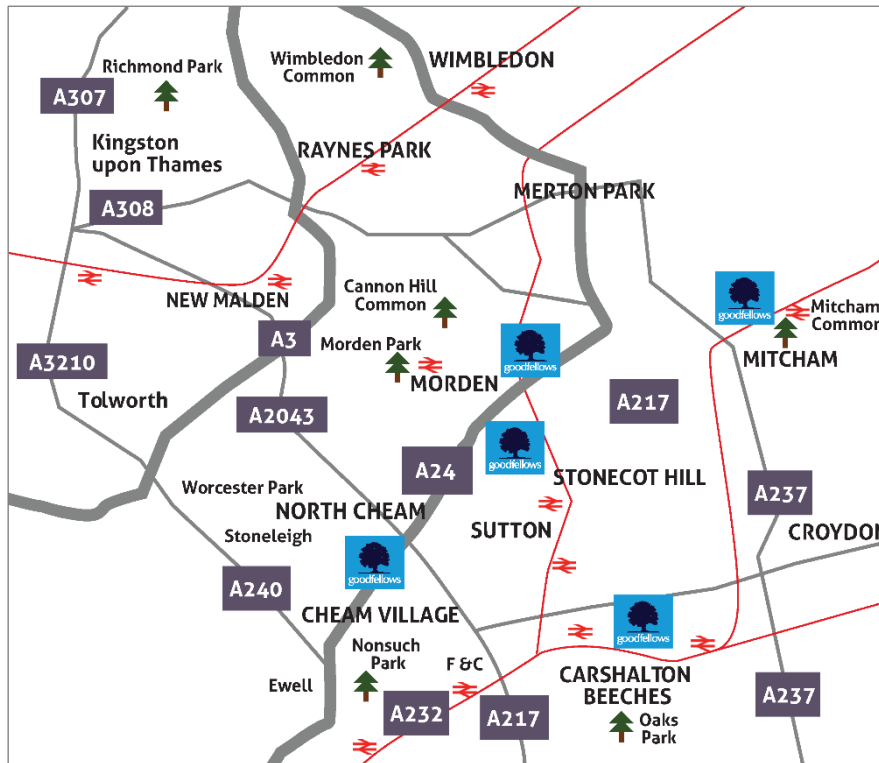




TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

Goodfellows Branch Network



Local Authority

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

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For full EPC please contact the branch