



16 Hillcross Avenue, Morden SM4 4EA
Offers in excess of: £675,000

Freehold

EPC Rating: D

Council Tax Band: E





16 Hillcross Avenue, Morden, Surrey SM4 6EA

Offers in excess of: £675,000

Location, location, location..... This delightful, larger than average four bedroom 1930's terraced family home is located at the much preferred end of this popular residential road 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 opposite Morden Park, the 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 an entrance porch, a lounge, a dining room and a kitchen to the ground floor and three bedrooms, a bathroom and a separate WC to the first floor. The second floor converted loft houses the master bedroom which not only boasts extremely spacious accommodation but also offers stunning extensive views beyond. 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 is both substantial in size as well as extremely secluded given the extensive natural backdrop beyond. In addition there is a detached double 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 providing off street parking for two cars, flower and shrub borders and a path leading to the UPVC double glazed front door which opens to the:

Entrance Porch

With numerous double glazed windows to the front elevation and the original stained glass leaded light, solid wood front door which opens to the:

Hallway

With a stained glass leaded light window to the front elevation, carpeted stairs up to the first floor landing, two understairs storage cupboards, a double radiator, power points, picture rail, wall lights, ceiling cornice, a wall mounted central heating thermostat, carpeted underfoot and matching doors with matching door furniture opening to:

Lounge

With a double glazed bay window to the front elevation, a double radiator, a fitted feature fire surround with a fitted gas fire, power points, picture rail, ceiling cornice and carpeted underfoot.

Dining Room

With double glazed French doors to the rear elevation which open to the private rear garden, a double radiator housed in a bespoke fitted radiator cover, a feature fire surround, power points, picture rail, ceiling coving and carpeted underfoot.

Kitchen

With a range of fitted matching units, contrasting natural stone effect work surfaces, a stainless steel single drainer sink unit with an accompanying mixer tap, partly tiled walls, a fitted electric Bosch double oven, a fitted gas hob, a fitted extractor hood, space for a fridge/freezer, space for a washing machine, power points, a double glazed window to the rear elevation looking out to the private garden, a wall mounted Worcester Bosch boiler, a double glazed door to the side elevation opening to the private rear garden and tile effect laminate wood flooring.





First Floor Landing

With stairs up to the second floor landing, a power point, picture rail and matching doors with matching door furniture opening to:

Bedroom Two

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



Bedroom Three

With a double glazed window to the rear elevation overlooking the private rear garden and the extensive natural backdrop beyond, a double radiator, power points and carpeted underfoot.



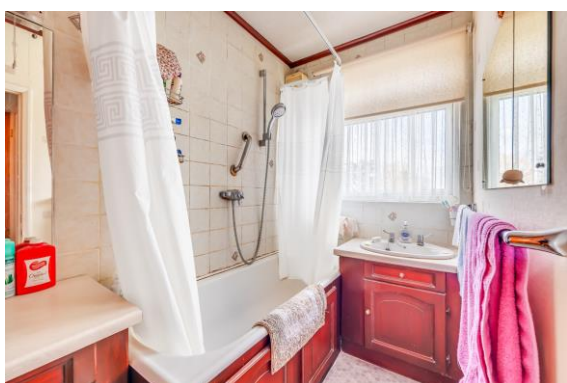


Bedroom Four

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

Bathroom

With a suite comprising of a panel enclosed bath with a shower over, a wash hand basin set within a vanity unit, partly tiled walls, a double glazed window to the rear elevation overlooking the private rear garden and the extensive natural backdrop beyond, a radiator, an extractor fan, fitted storage cupboards and mosaic tile effect vinyl floor covering.



Separate WC

With a low level WC, a wash hand basin, partly tiled walls, a double glazed window to the rear elevation, an extractor fan and mosaic tile effect vinyl floor covering.

Second Floor Landing

With a double glazed window to the rear elevation overlooking the private rear garden and the extensive natural backdrop beyond, a wall light and a door opening to:





Bedroom One

With three double glazed windows set in the dormer to the rear of the loft conversion which overlook the private rear garden and the extensive natural backdrop beyond, a range of matching fitted wardrobes, power points, storage cupboards set in the eaves and carpeted underfoot.

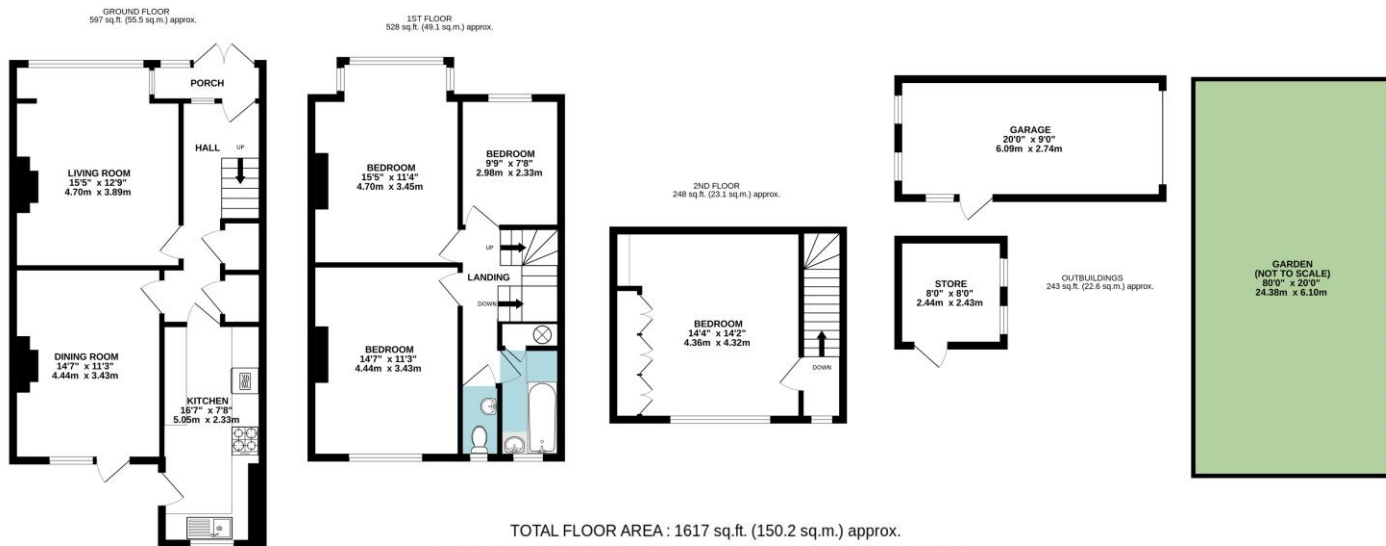
Outside

Rear Garden

With a hard landscaped patio area, flower and shrub borders which house a great selection of mature specimens, an outside tap, an outside light, a detached summerhouse, pond, a detached garage with power and light to the rear accessed via the residents lane, wooden fenced boundaries and gated rear access.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

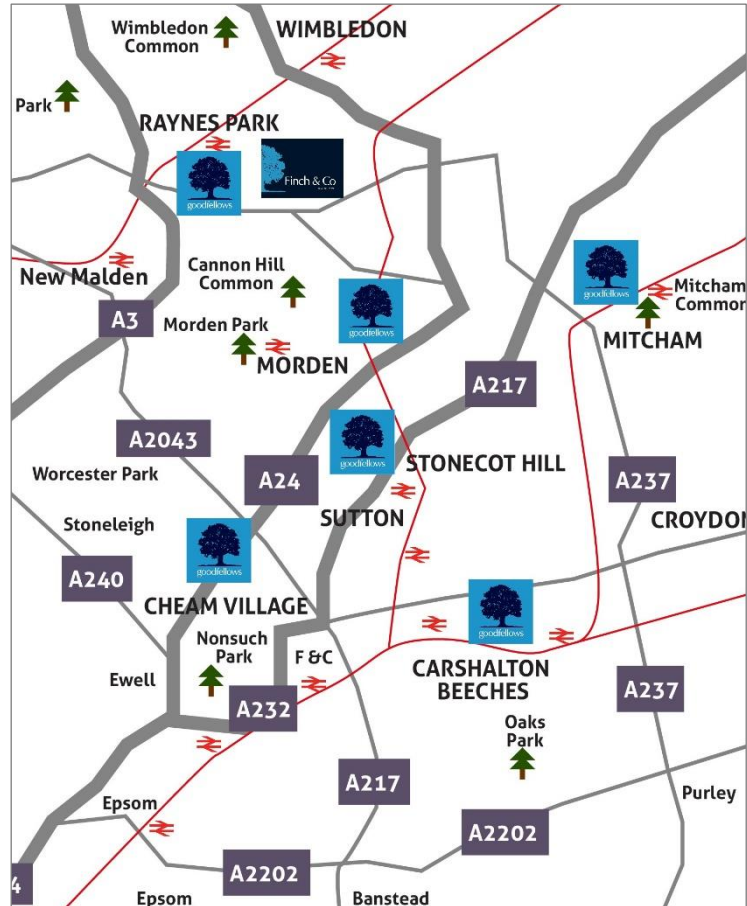
Your View...



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 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

Goodfellows - Morden

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For full EPC please contact the branch