

## Maycross Avenue Morden, SM4 4DA

**£335,000 Leasehold**

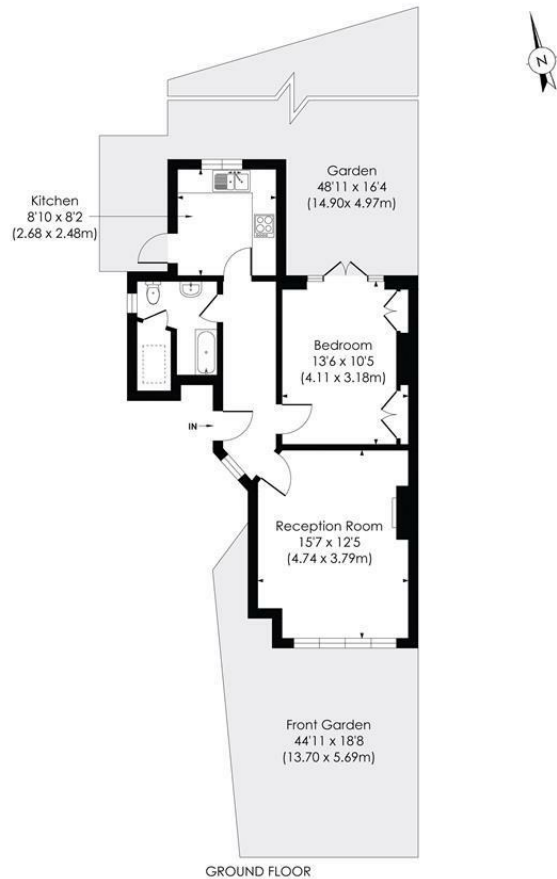


A newly renovated one-bedroom ground floor maisonette offering excellent space along with front and rear gardens. The property features a bright front reception room with an original fireplace, a well-proportioned double bedroom with direct access onto a private north-east facing garden, and a modern fitted bathroom with a feature-stained glass window. To the rear, a separate kitchen with newly installed cabinets provides further access to the garden as well as useful side access to the front of the property. Finished to a high standard throughout, this spacious maisonette combines character features with modern living, making it an ideal first-time purchase, downsizing opportunity, or investment. Conveniently located within easy reach of South Merton train station and the Northern Line tube station, providing excellent transport links into Central London.

## MAYCROSS AVENUE, SM4

Approx. Gross Internal Floor Area

558 Sq. ft/51.88 Sq. m

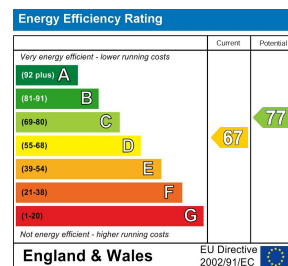
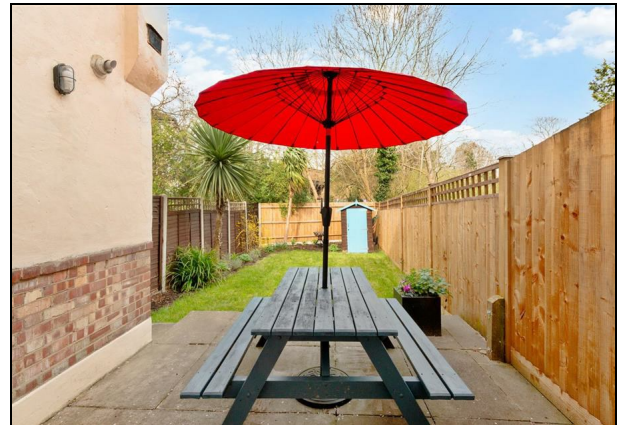


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- Newly Renovated Ground Floor Maisonette
- One Bedroom
- Private Front and Rear Gardens
- Modern Fitted Bathroom
- Separate Kitchen with Newly Installed Cabinets
- Close to South Merton Train Station and Morden Northern Line Tube
- Annual Building Insurance - £759 per annum
- Leasehold 140 Year remaining
- Merton Council Tax Band - C
- EPC - D



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