

## Maycross Avenue Morden, SM4 4DA

**£335,000 Leasehold**

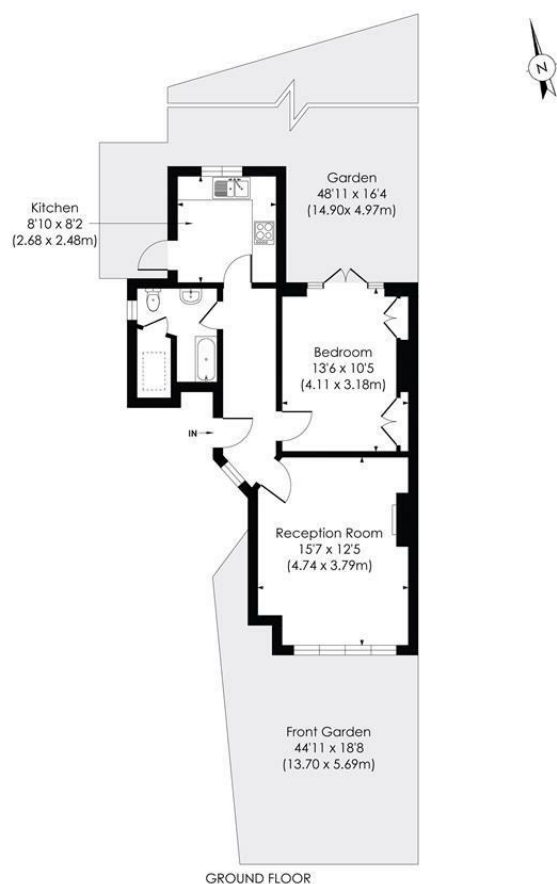


A newly renovated one-bedroom ground floor maisonette offering excellent space along with front and rear gardens. The property features a bright front reception room with an original fireplace, a well-proportioned double bedroom with direct access onto a private north-east facing garden, and a modern 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

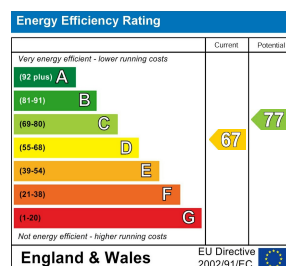
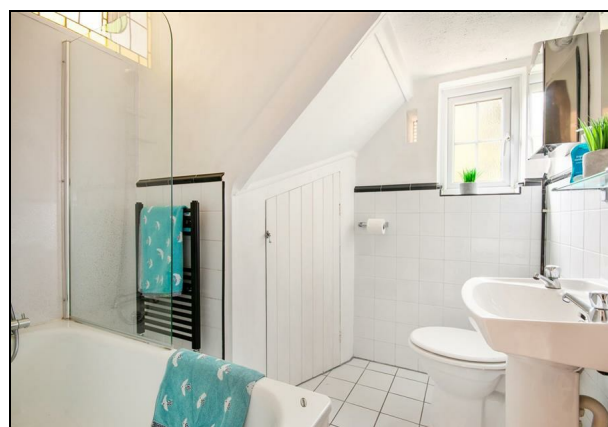
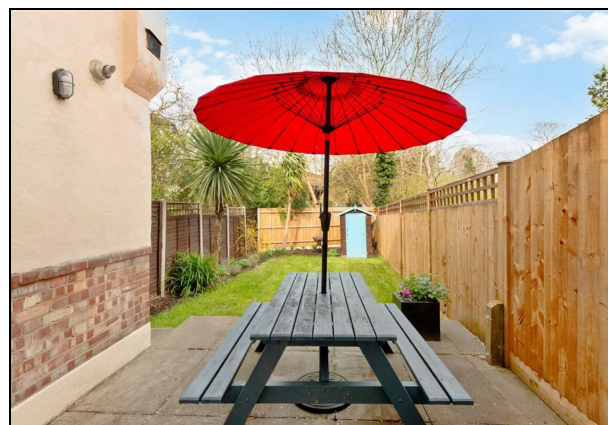
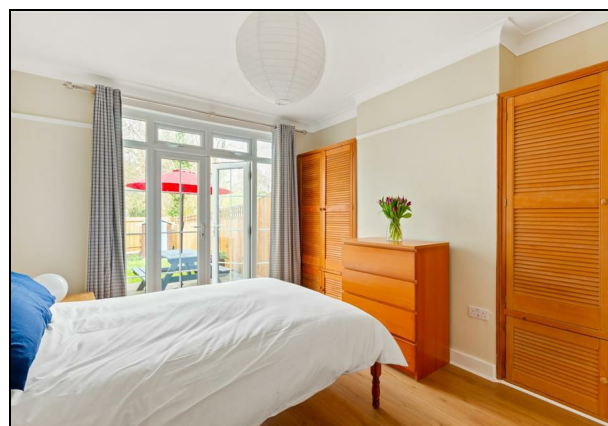


© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- 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



For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 543 1166



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years  
of successful Sales and  
Lettings in Merton

