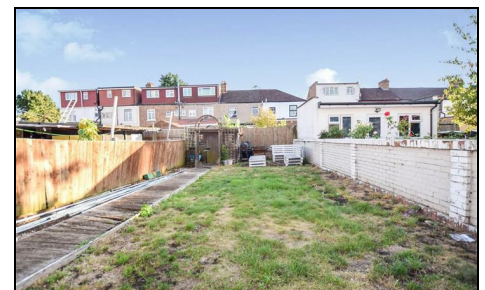
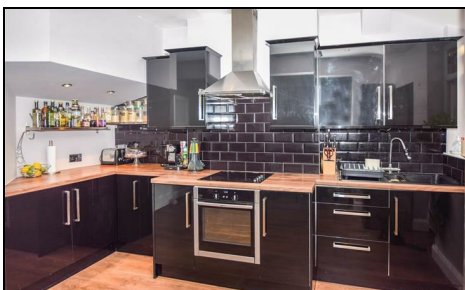


**Gorringe Park Avenue  
Mitcham, CR4 2DL**

**£575,000 Freehold**



**A well presented three bedroom, two reception family home located on the borders of Tooting the property is only a short distance to Tooting Overground & Tube Stations. The property offers a generous open plan living/kitchen/dining space, separate front reception, utility room and gardens to both the front and south facing rear. Upstairs offers two double bedrooms, a further small double bedroom and large family bathroom with separate shower and the potential to extend into the loft subject to the usual planning permissions.**

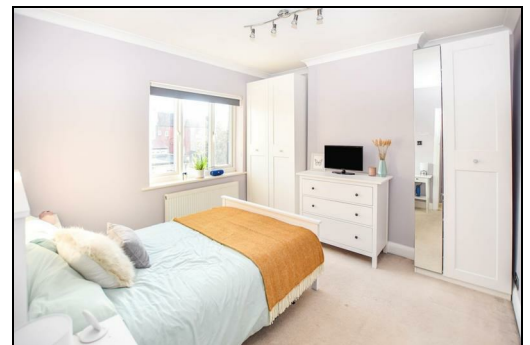
## Gorrington Park Avenue, CR4

Approximate Gross Internal Area  
 Ground Floor = 59.0 sq m / 635 sq ft  
 First Floor = 41.0 sq m / 441 sq ft  
 Total = 100.0 sq m / 1076 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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- No Onward Chain
- Three Bedrooms
- Rear Extension
- Open Plan Kitchen Diner
- Sought After Location
- South Facing
- Close To Transport Links
- Potential To Extend (STPP)
- Video Tour Available



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>88</b>	(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>69</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(38-54) <b>E</b>			(38-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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

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