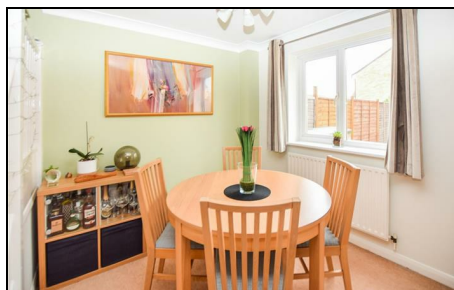


## Veals Mead Mitcham, CR4 3SB

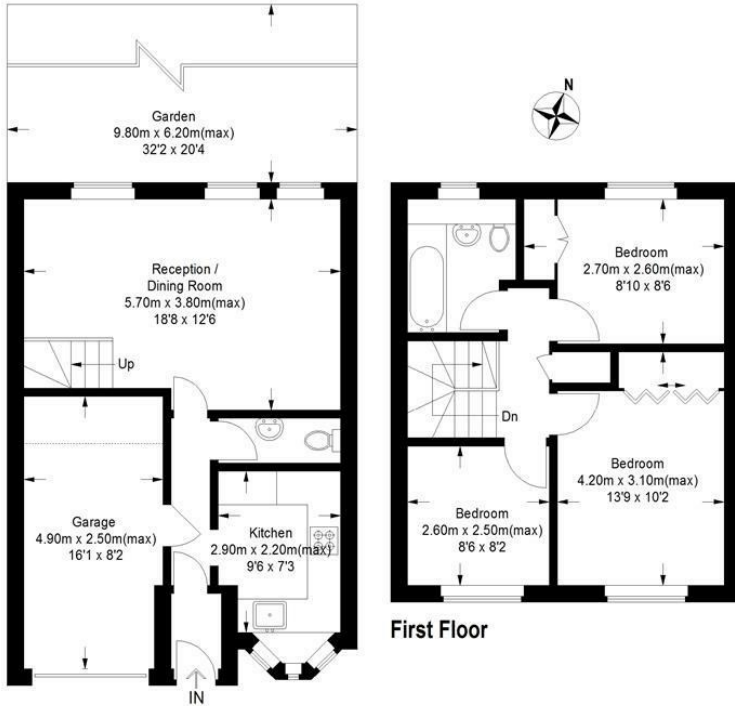
**£485,000 Freehold**



**A well presented three bedroom terraced house located in a quiet residential cul-de-sac that is only a 10-15 minute walk to Colliers Wood Underground Station. This lovely family home comprises of three bedrooms, fitted kitchen, open plan lounge/diner with access to the garden. The property is spacious and bright throughout and comes with the added benefit of off road parking and garage.**

## Veals Mead, CR4

Approximate Gross Internal Area  
Ground Floor (Including Garage)  
47.4 sq m / 510 sq ft  
First Floor = 40.4 sq m / 435 sq ft  
Total = 88.0 sq m / 945 sq ft



### Ground Floor

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. Copyright Bespokeplans.co.uk 2020 (ID690456)

- Three Bedrooms
- Garage
- Off Street Parking
- Private Garden
- Close To Colliers Wood Tube
- Cul-De-Sac Location



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| 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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