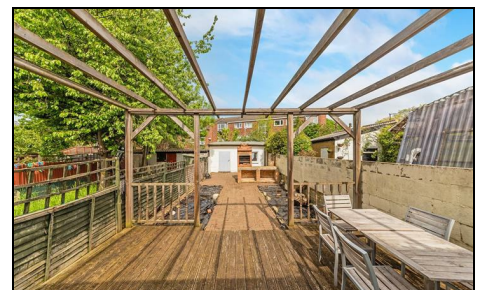
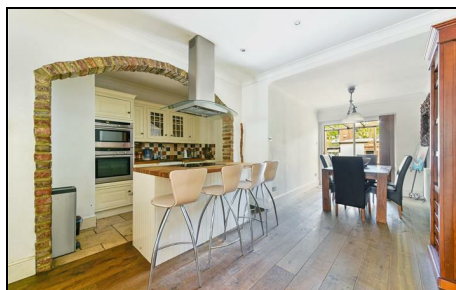


**Haslemere Avenue
Mitcham, CR4 3BA**

£625,000 Freehold

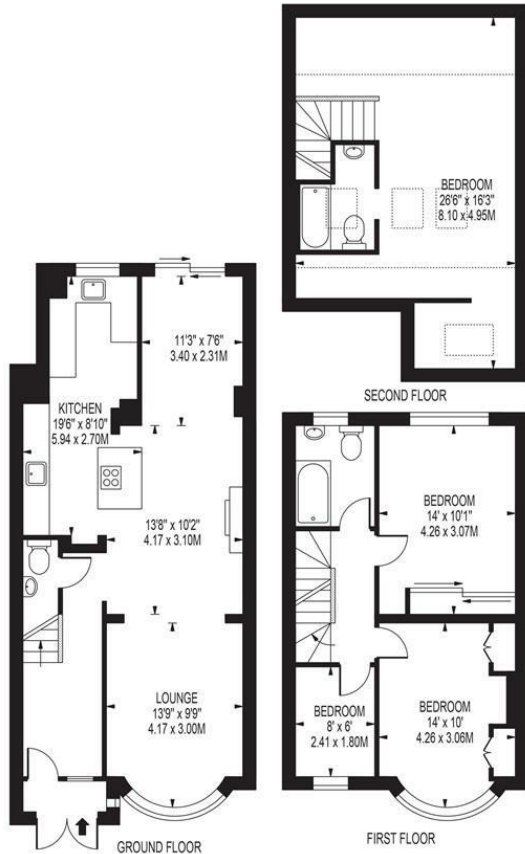


A well balanced three/four bedroom, two bathroom terraced family home located in a sought after area on the borders of Colliers Wood close to the Tube Station and High Street. Comprising of a through lounge/kitchen with utility area/dining room with direct access to the private low maintenance rear garden and the bonus of a garage. On the first floor you will find the family bathroom, two good sized double bedrooms, a small double bedroom which could also make up a great home office. The loft has been converted under permitted development and is being used as the fourth bedroom which benefits from its own bathroom. Properties of this size and location are rare to the market and viewings should be booked early to avoid disappointment. The properties location is excellent with Colliers Wood Tube Station and Phipps Bridge Tram stop both a short walk away.

HASLEMERE AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1446 SQ FT - 134.36 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 147 SQ FT - 13.64 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Four Bedroom House
- No Onward Chain
- Well Presented
- Garage
- Off Street Parking
- Tube Station Nearby
- EPC Rating : C
- Merton Council Tax Band : D



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	

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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.

Celebrating 30 years of successful Sales and Lettings in Merton

