

**Haslemere Avenue
Mitcham, CR4 3BA**

Offers In The Region Of £600,000 Freehold



A well balanced three/four bedroom 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 Two receptions, downstairs shower room with W/C, kitchen dining room with direct access via the french doors 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 W/C. 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 under 10 minutes walk, Asda, Aldi, Lidl, Sainsbury, M&S, Tesco, shopping centres all under 10 minutes walk; great schools and nurseries, with one nursery 2 minutes walk; kids play park 2 minutes walk; Deen City Farm at 5 minutes walk; a great scenic running / walking trail behind the house; Merton Abbey Mills with numerous number of restaurants, pubs and activities is 8 mins walk away.

Haselmere Avenue, CR4

Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft
 Store = 15.4 sq m / 166 sq ft
 Total = 142.0 sq m / 1529 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
 The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Four Bedrooms
- Sought After Location
- Two Receptions
- Private Garden
- Garage
- Close To Transport Links
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(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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