

**Miles Road
Mitcham, CR4 3DA**

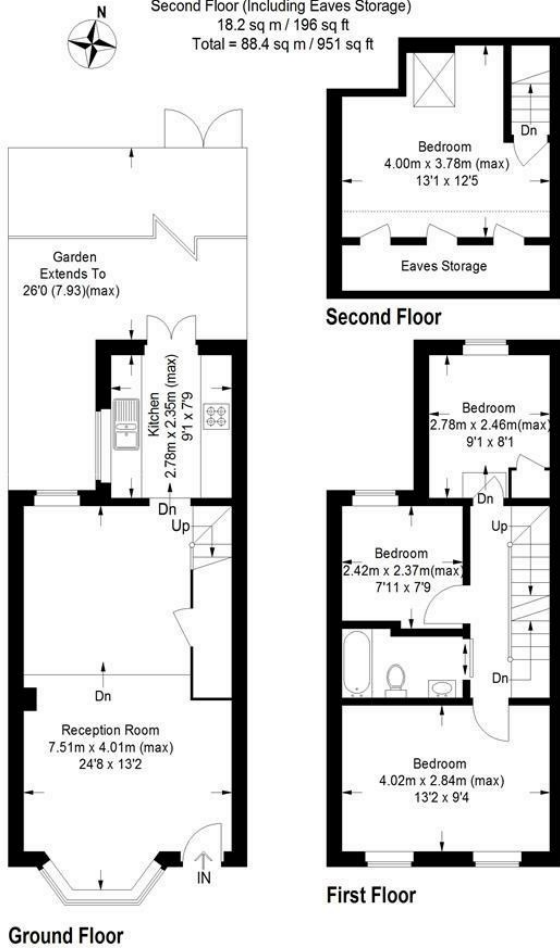
£475,000 Freehold



A beautifully presented and modern four bedroom, end of terrace family home, located on a quiet residential road close to Colliers Wood Tube Station, Tram-link services to both Wimbledon and Croydon and local amenities at the Tandem Centre, including's supermarkets, retail stores, schools and gyms. Offered to the market with no onward chain, this property comprises of a good sized reception room, a modern fitted kitchen with access to the low maintenance private rear garden. Upstairs, you will find four bedrooms, three on the first floor and one in the loft, and a modern fitted bathroom suite. The property has the potential to be extended to the side and rear of the property (subject to the usual planning permissions) and would make the ideal family home. Viewings are strongly recommended to appreciate this property's full potential.

Miles Road, CR4

Approximate Gross Internal Area
 Ground Floor = 35.9 sq m / 386 sq ft
 First Floor = 34.3 sq m / 369 sq ft
 Second Floor (Including Eaves Storage)
 18.2 sq m / 196 sq ft
 Total = 88.4 sq m / 951 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. Copyright Bespokeplans.co.uk 2020 (ID716516)

- Four Bedrooms
- Potential To Extend (STPP)
- No Onward Chain
- Low Maintenance Garden
- Good Transport Links
- Ideal Family Home
- Gated Off Street Parking
- EPC Rating : E



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|---|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | 84 | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | 42 | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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