Ellisons

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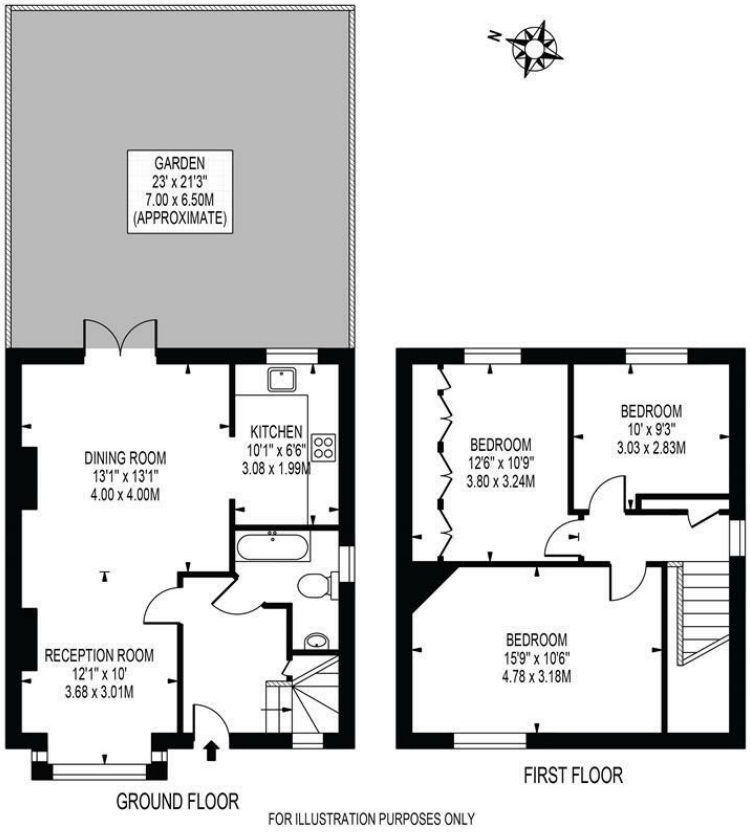
Vicarage Gardens
Mitcham, CR4 3BL

£525,000 Freehold

A beautifully presented three bedroom Arts & Crafts Chalet Style semi detached family home located on a quiet road close to the Tram, Tube and local parks. This lovely property comprises of a fitted modern kitchen, through lounge/diner with direct access to the rear garden, newly fitted bathroom and three double bedrooms. Further points to note are access to garden via side gate and the potential to extend to the loft subject to the usual planning permissions.

VICARAGE GARDENS

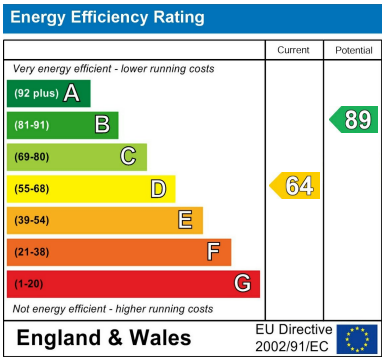
APPROXIMATE GROSS INTERNAL FLOOR AREA: **945 SQ FT - 87.82 SQ M**



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.

- Three Double Bedrooms
- Semi Detached
- Colliers Wood Borders
- Modern Kitchen
- Newly Fitted Bathroom
- Through Lounge/Diner
- EPC Rating : D
- Merton Council Tax Band : D



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30 YEARS 1989-2019