

**Bank Avenue
Mitcham, CR4 3DU**

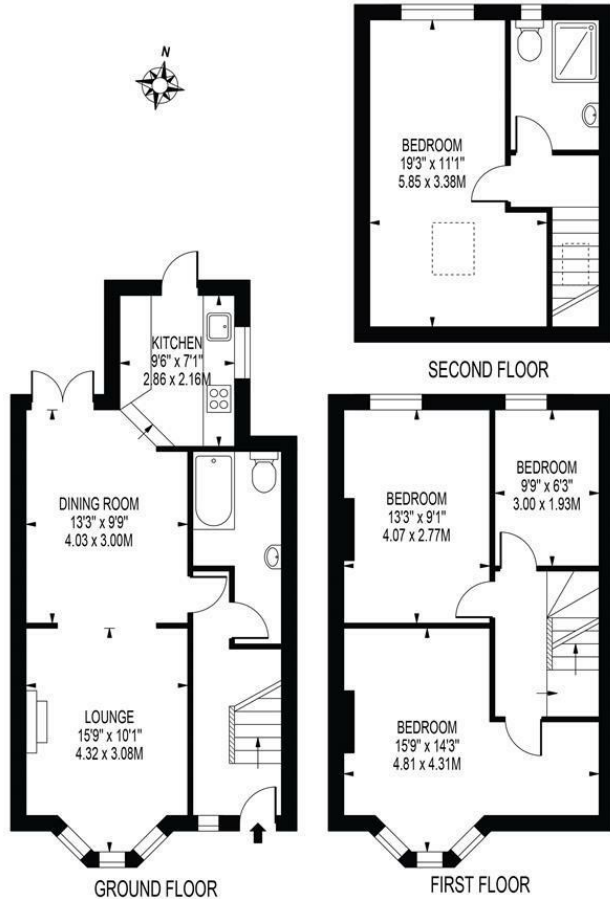
£575,000 Freehold



A well presented four bedroom family house, located on a highly sought-after tree-lined road within walking distance to both Tram Stop, Colliers Wood Tube Station and local supermarkets. On the ground floor you have the spacious through lounge diner, downstairs bathroom, kitchen with wood worktops and direct access to the west facing rear garden. On the first floor you have three bedrooms, two double and good single, whilst the loft has been converted to offer a further double bedroom and bathroom.

BANK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1168 SQ FT - 108.48 SQ M



- Four Bedrooms
- Two Bathrooms
- Sought After Location
- Great Transport Links
- Ideal For First Time Buyers
- Private West Facing Garden
- EPC Rating : E
- 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	52	76
EU Directive 2002/91/EC		

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