

Turner Avenue  
Mitcham, CR4 3JY

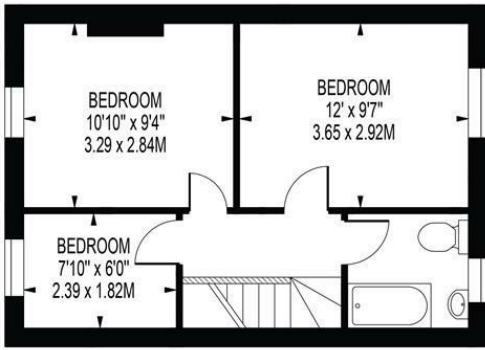
Offers Over £525,000 Freehold



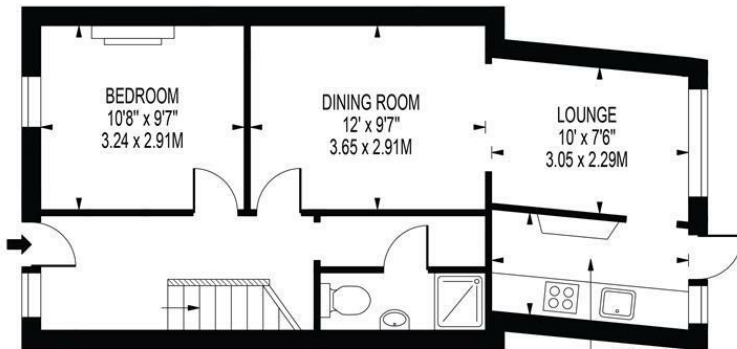
**A well presented three / four bedroom mid-terraced family home located on a quiet road close to both Colliers Wood Tube Station and amenities. This property comprises of a separate lounge that could be used as the fourth bedroom, large double reception room, modern fitted kitchen with direct access to the private west facing garden. Upstairs are three bedrooms (two double and a great sized single) and the family bathroom. There is scope subject to planning permissions to extend into the loft void and create a further bedroom and bathroom. This property further benefits from off street parking and no onward chain.**

## TURNER AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 861 SQ FT - 79.98 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

KITCHEN  
10' x 5'4"  
3.05 x 1.63M

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 / Four Bedrooms
- No Onward Chain
- Two Receptions
- Off Street Parking
- Great Sized Garden
- Good Condition
- EPC Rating: C
- Merton Council Tax Band: C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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.

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