

## Daffodil Close Mitcham, CR4 4FS

£675,000 Freehold

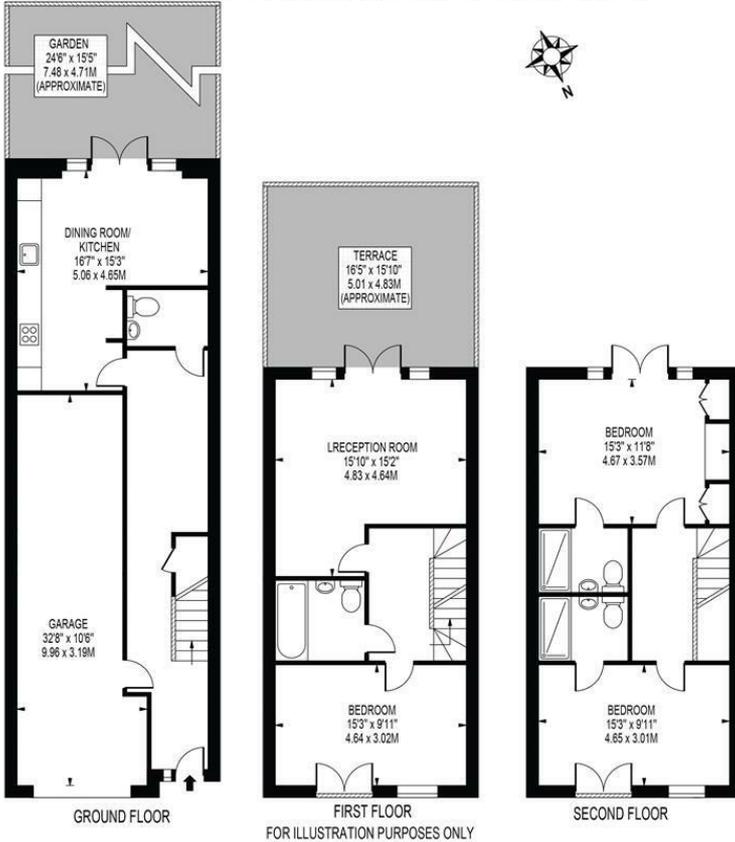


A beautifully presented, larger than average three/four double bedroom family townhouse located in the lovely Millfields Development, close to excellent transport links and fantastic river walks. The property comprises a spacious open plan, fully fitted kitchen/diner with direct access to the rear garden, a downstairs W/C, a huge double garage that could be halved to provide additional living space, and an additional parking space. On the first floor there is a modern family bathroom, a third bedroom, and a reception room with access to a large private terrace. This room could, if desired, be used as the master bedroom. On the second floor you will find the master bedroom with floor to ceiling bespoke wardrobes and its own en-suite bathroom, along with the second bedroom, which also benefits from a modern en-suite bathroom. Properties of this quality are rarely available, so we urge you to book a viewing early to avoid disappointment. This gorgeous house was built by the very popular Redrow, renowned for their quality builds, prior to joining forces with Barratt Homes.

## DAFFODIL CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1787 SQ FT - 166.02 SQ M  
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 295 SQ FT - 27.38 SQ M



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.



- Modern Family Home
- Beautifully Presented
- Three / Four Bedrooms
- Larger Than Average
- Off Street Parking
- Large Double Garage
- EPC Rating : B
- Sutton Council Tax Band : E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>89</b>
(69-80) <b>C</b>			
(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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