

Madeira Road Mitcham, CR4 4HD

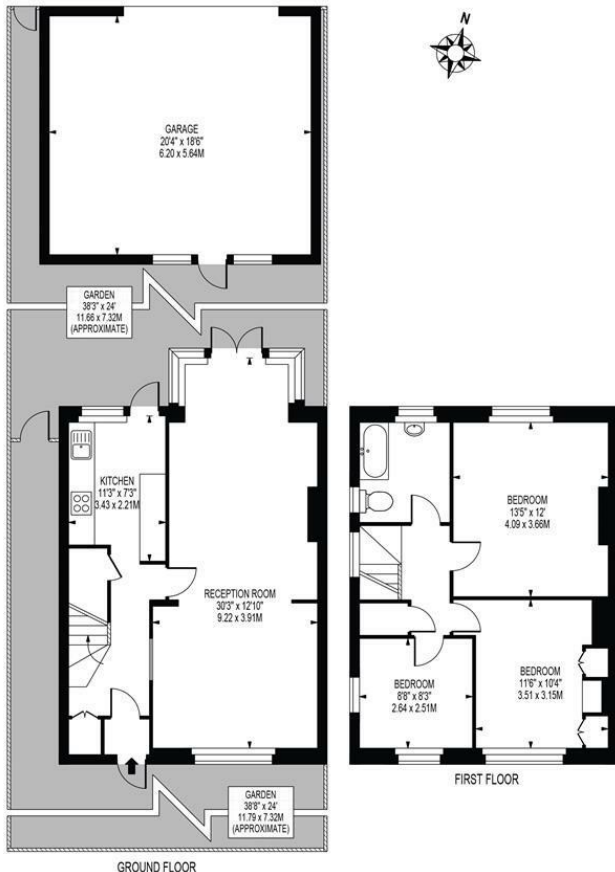
£595,000 Freehold



A well presented three bedroom semi detached family home with off street parking to the front, located close to both amenities and great transport links. This lovely home comprises of a great sized through lounge/diner with access to the garden, fitted kitchen also with direct access to the rear garden and great sized double garage. Upstairs are the three bedrooms, two of which are good sized doubles and the third is an impressive single bedroom and the family bathroom. There is huge potential to extend into the loft and create more bedrooms subject to the usual planning permissions.

MADEIRA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1015 SQ FT - 94.30 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 376 SQ FT - 34.97 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.



- Semi Detached
- Three Bedrooms
- Well Presented
- Off Street Parking
- Double Garage
- Potential To Extend
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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