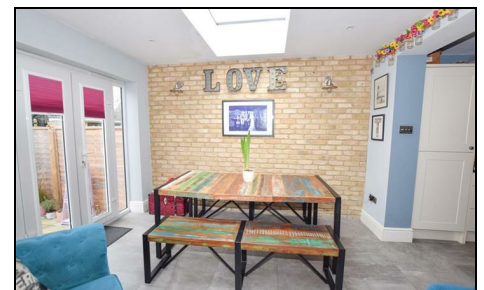


**Alexandra Road
Mitcham, CR4 3LT**

£575,000 Freehold



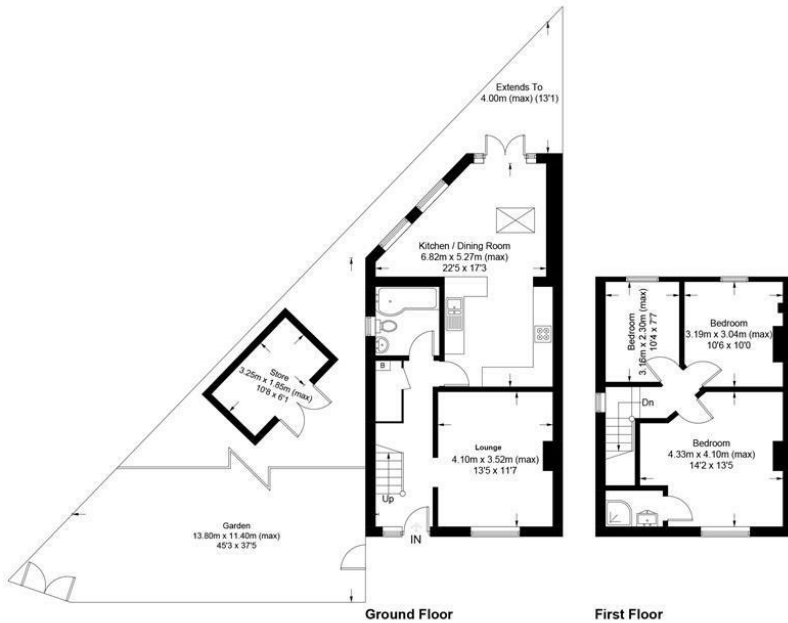
A beautifully presented, rear extended three bedroom, end of terrace family home located on the Colliers Wood border close to excellent schools within a short walk to both the Tube and Mainline Stations. This superb property has been extended to the rear creating an exceptional entertaining space with modern fully fitted kitchen/dining room and family area with direct access to the landscaped low maintenance garden. For those looking for something with potential there are still the opportunities to extend into the loft or side of the house subject to the usual planning permissions.

Alexandra Road, CR4

Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft

Store = 6.0 sq m / 64 sq ft

Area = 101.1 sq m / 1088 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- End Of Terrace
- Three Bedrooms
- Rear Extended
- Beautifully Presented
- Sought After Location
- Close To Tube & Mainline Stations
- Catchment For Outstanding Primary School
- 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		86
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(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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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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