

## Lavender Avenue Mitcham, CR4 3HH

**£450,000 Freehold**



**A three bedroom semi detached family home located within easy reach of Colliers Wood, Tooting and Mitcham Town Centres. The property offers spacious living accommodation and comprises of a downstairs shower room, through lounge / dining room, fitted kitchen/ breakfast room leading to the south facing garden with garage. Upstairs the property offers two double bedrooms, good sized single room with storage and the family bathroom. Other benefits include off street parking and being close to many Parks. Lavender Park being nearest. Many gyms close by, clubs for all ages and places of interest.**

## Lavender Avenue, CR4

Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft  
 Garage = 23.3 sq m / 251 sq ft  
 Total = 117.5 sq m / 1265 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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- Semi Detached
- Three Bedrooms
- Two Bathrooms
- Through Reception/Diner
- Garage
- Potential To Extend
- EPC Rating : E
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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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