

## Tyrrell Square Mitcham, CR4 3SD

**£600,000 Freehold**

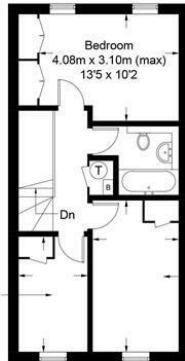


**A spacious three storey, four bedroom family town house, offered for sale within a sought after development close to Colliers Wood Underground Station with off street parking and garage. Comprising of downstairs W/C, dining room, fitted kitchen with access to both the garage and conservatory that further leads on the rear garden. On the first floor you have the spacious lounge, great sized master bedroom with en-suite and of the top floor there are three further bedrooms and the family bathroom. A fantastic opportunity for anyone looking to buy a larger than average sized house in the area.**

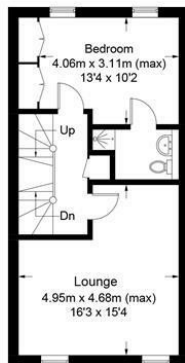


## Tyrrell Square, CR4

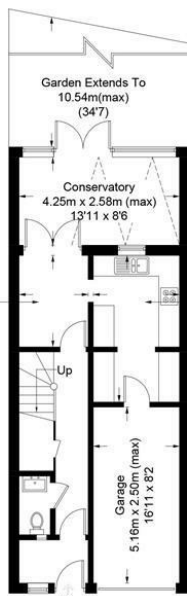
Approximate Gross Internal Area = 148.9 sq m / 1603 sq ft  
(Including Garage)



Second Floor



First Floor



Ground Floor

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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- Four Bedrooms
- Two Receptions
- Off Street Parking
- Garage With Power
- Close To Tube Station
- Downstairs W/C
- EPC Rating : C
- Merton Council Tax Band : F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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