

Mitcham

020 8648 0893  
Andrewsonline.co.uk

Andrews 



## Queen Annes Gardens, MITCHAM

£699,950

Surrey, CR4

Energy Efficiency Rating: E



**Mitcham**

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## **Four bedroom house with side annex situated in Mitcham Cricket Green.**



**Mitcham is a town located in the borough of Merton and borders the surrounding towns of Morden, Colliers Wood, Tooting, Streatham and Croydon. It has several transport links servicing the area, including Mitcham tram stop, Mitcham Eastfields, Mitcham Junction Rail Station as well as many bus links. Colliers Wood tube station and Tooting Overground are also easily accessible and located on the outskirts of Mitcham.**

Situated on a residential cul-de-sac at Mitcham cricket green, is the opportunity to acquire an end terrace property like no other. The property is positioned in the heart of Mitcham giving access to an array of local shops amenities and links to London and surrounding areas such as Croydon, Morden and Colliers wood but to name a few. The property has been the home to the same family since 1972. It offers the benefits of a one bedroomed annex to the side; providing additional independent living accommodation for either elderly parents or young adults unable to get a foot on the property ladder. The main property accommodation comprises of; living room, open plan kitchen diner with doors leading to a conservatory and garden. Upstairs three bedrooms and a shower room. The annex comprises of; living room leading to kitchen and utility with door to the garden, a staircase will lead you to the bedroom with ensuite bathroom. The annex conveniently offers utilities of its own such as separate heating system, gas supply and electricity. The generous secluded garden provides opportunity for the keen gardener. There is a summer house with power and lighting, an apex shed and an Anderson shelter to provide storage and workshop space". The property further benefits from off street parking to the front.



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### Summary

- Cul-de-sac
- Four Bedroom House and Side Annex
- Cricket Green
- Conservatory
- Off-Road Parking

### Highlights



1586 sq.ft / 147.3 sq.m



Mitcham Eastfields Rail Station (0.8 mile)



Mitcham Common park (0.5 mile)



Canons Leisure Centre (0.5 mile)

## Interested in this property?

For viewings and advice please get in touch with our Mitcham branch on 020 8648 0893

# Mitcham

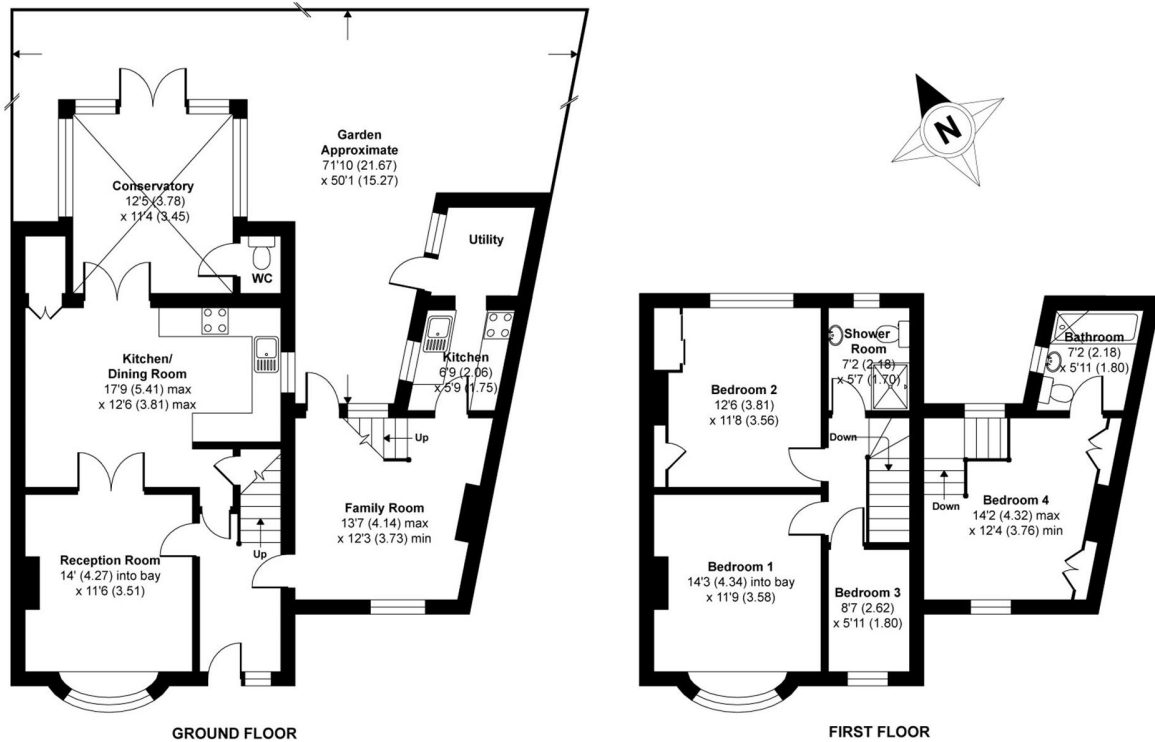
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         | 76        |
| (39-54) E                                   |  | 45                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) A  |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         | 69        |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  | 37                      |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## Queen Annes Gardens, Mitcham, CR4

APPROX. GROSS INTERNAL FLOOR AREA 1586 SQ FT 147.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

### Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated - they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

