



## Oakwood Avenue, Mitcham

Offers In Excess Of £500,000 Freehold

2/3 Bedrooms - Period House - 2 Reception Rooms  
Period Fireplace - Attractive Rear Garden - Modern Kitchen  
Colliers Wood Borders - Modern Bathroom - EPC 'D'  
Good Decorative Order - Close to Shops & Transport



# Oakwood Avenue, Mitcham

## Oakwood Avenue, CR4

Approximate Area = 808 sq ft / 75.1 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 856 sq ft / 79.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Edissonwhite. REF: 1048528



London Borough of Merton  
 Tax Band C  
 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		78
	55	
England & Wales	EU Directive 2002/91/EC	

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

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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