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## Oxford Close, Mitcham

Offers In Excess Of £600,000 Freehold

4 Bedrooms - 2 Reception Rooms - Contemporary Kitchen  
Large Rear Extension - Landscaped Garden - Large Outhouse  
Modern Shower Room - Short Walk To Mitcham Eastfields  
No Chain Sale - Good Local Schools - EPC 'D'



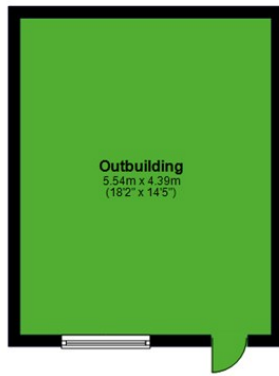
company registration no. 05068639 • vat registration no. 843560623



# Oxford Close, Mitcham

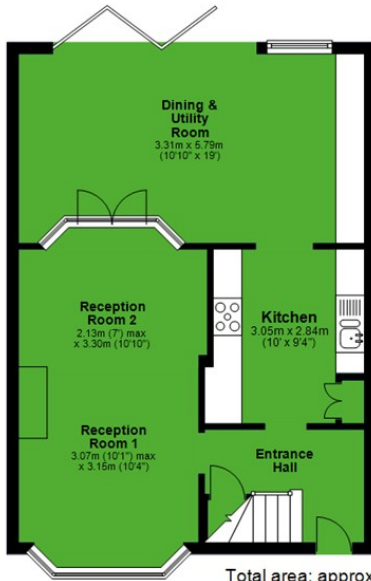
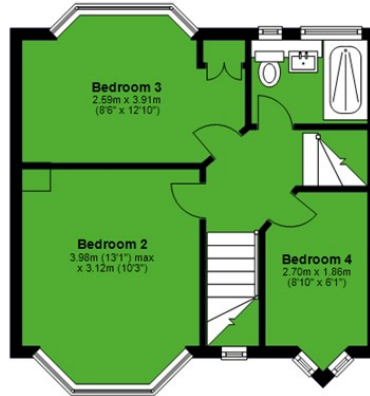
## Ground Floor

Approx. 77.4 sq. metres (833.0 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



## Second Floor

Approx. 20.8 sq. metres (224.0 sq. feet)



Total area: approx. 131.6 sq. metres (1416.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation only and should be used as such by prospective purchasers. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for guidance only and should not be relied on as a basis of valuation.  
Plan produced using PlanUp.

London Borough of Merton  
Tax Band D  
Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	83
(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	60
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 (92 plus) <b>A</b>	83
(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	60
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.