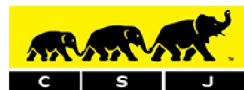




**12 SYCAMORE GARDENS, MITCHAM,  
LONDON, SURREY, CR4 3QP**

***£350,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

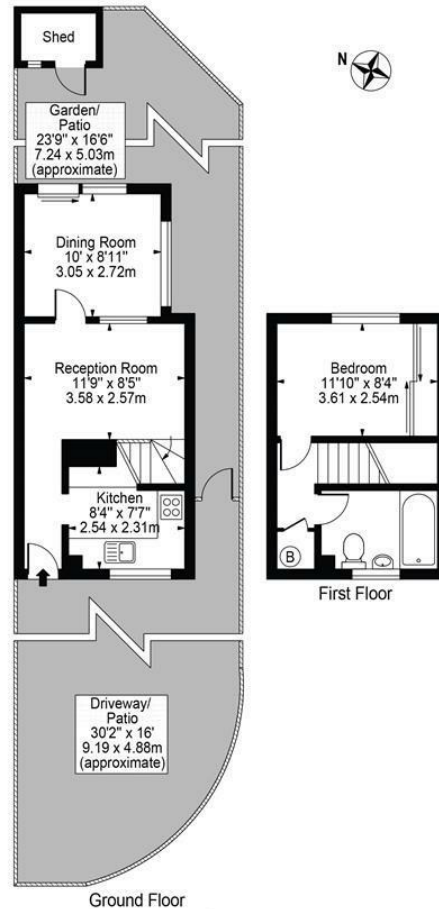
**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**

## Sycamore Gardens, Mitcham, CR4 3QP

Approx. Gross Internal Area 519 Sq Ft - 48.22 Sq M  
(Excluding Shed)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

### Description

End terrace house comprising entrance hall, kitchen, reception room and dining room to the ground floor with double bedroom and family bathroom to the first floor.

Outside to the front is off street parking and a private garden to the rear.

### Location

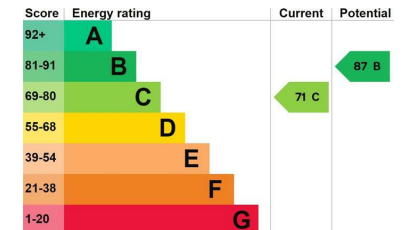
The property is situated within a residential cul de sac just a short distance to both Colliers Wood Underground Station (Northern Line) and Phipps Bridge Tram Stop

### Important info

Council: Merton  
Council Tax: Band C  
EPC Rating: C

### VIEWINGS

Viewings available daily  
Please contact our residential team on 020 8296 1270 alternatively by email  
info@csj.eu.com



### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
61 High Street Colliers  
London  
SW19 2JF



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