

FOR SALE



Gorrington Park Avenue, Mitcham, CR4

GUIDE £550,000.00 Freehold

 **3**

 **1**


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Property Description

Samuel Estates is pleased to offer this charming 3-bedroom terraced house which is located on the popular residential street in Mitcham.


As you walk into the property you are greeted by a large entrance hall, to the left is a spacious living room, a separate dining room full of natural light.

The galley kitchen is functional, with counter tops and up cupboards on both sides. Upstairs you have two double bedrooms, a box room that could be used as study or kids room and a well maintained bathroom, with a separate walk in shower. Addition features include a large south facing garden, the option to extend up into the loft and out the back (STPP) and is offered chain free.

Situated on a quiet residential road close to the wide-open spaces of Figges Marsh and the Tooting Main Line rail station which takes you to central London in less than 30 minutes.

Tooting Broadway station and all the amenities on offer, including shops, bars and restaurants are just a short walk away.



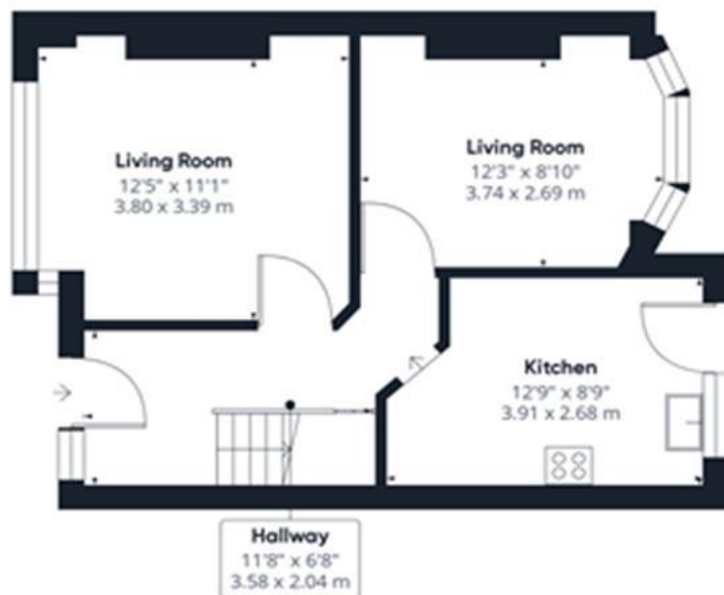
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	59	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







Ground Floor



Floor 1

Approximate total area^m

860.03 ft²
79.9 m²

Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Merton Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO
Level of risk: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

