

**FOR SALE**



**Ashtree Avenue, Mitcham, CR4**

**Guide Price £425,000 Freehold**

 **3**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

We are delighted to present this inviting three-bedroom terraced house nestled in a sought-after residential area. This home offers both comfort and potential for future enhancements, making it perfect for a growing family or investors seeking a lucrative opportunity.

The property features a well-appointed bathroom and a bright, two cozy reception rooms, two double bedrooms and an additional single room. The generously sized rear garden provides an excellent outdoor space for hosting, gardening, or simply unwinding in a peaceful setting.

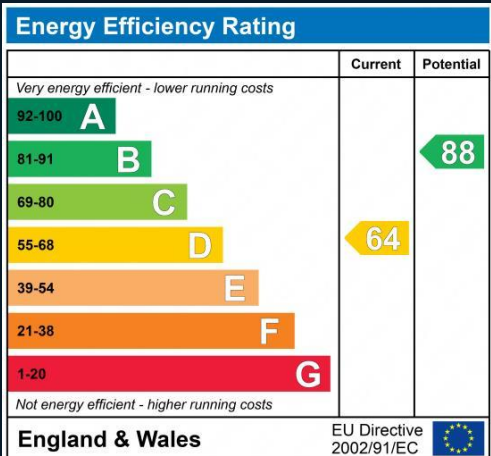
Commuters will benefit from superb transport connections into Central London. The property is conveniently located near Mitcham Eastfields, Tooting, and Colliers Wood stations, providing fast links to Victoria, London Bridge, and the Northern Line. Additionally, numerous bus routes offer easy access to surrounding areas, making daily travel seamless.

For investors, this property presents an attractive buy-to-let opportunity, given the strong rental demand in the area.

This fantastic property is offered chain-free, making your move smooth and hassle-free!

## 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<sup>(1)</sup>**  
788.24 ft<sup>2</sup>  
73.23 m<sup>2</sup>

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Material Information

**Tenure** – Freehold

**Council Tax Band** – D

**Local Authority** – Merton Council



**Property Type**  
House (Terraced)



**Construction Type**  
Brick



**Parking**  
Street Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

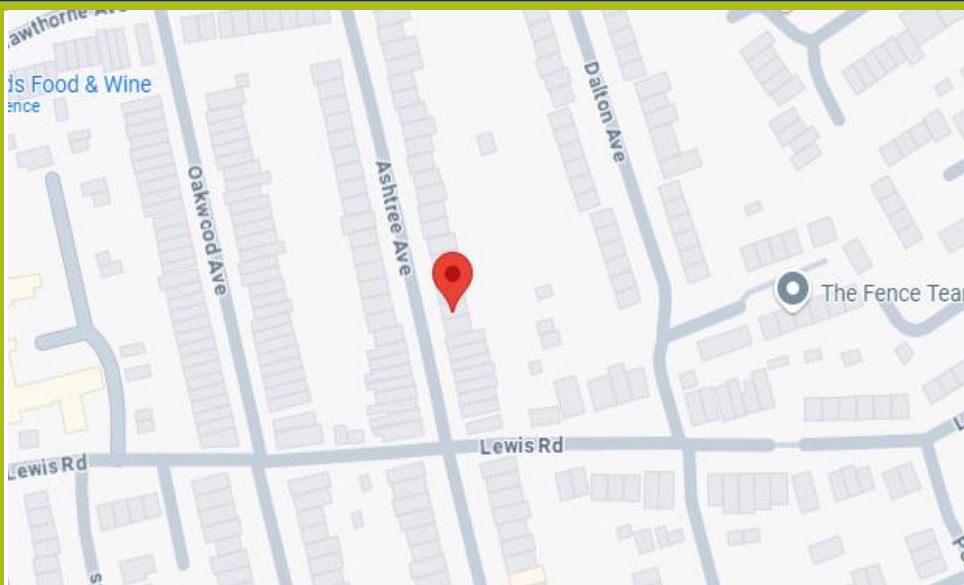


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: 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



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