



Melrose Avenue, Surrey, CR4 2EG
Asking Price £570,000

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Total area: approx. 98.0 sq. metres (1055.1 sq. feet)



- Three Double Bedrooms
- Well fitted kitchen with breakfast bar
- Off Street Parking
- Gas central heating
- Nearby Amenities
- Two reception rooms
- Modern bathroom suite
- Rear garden
- Double Glazing
- Close to transport

Spacious three-bedroom home with two good sized reception rooms and a well fitted kitchen which would be perfect for families or professionals seeking a blend of spacious living and modern convenience.

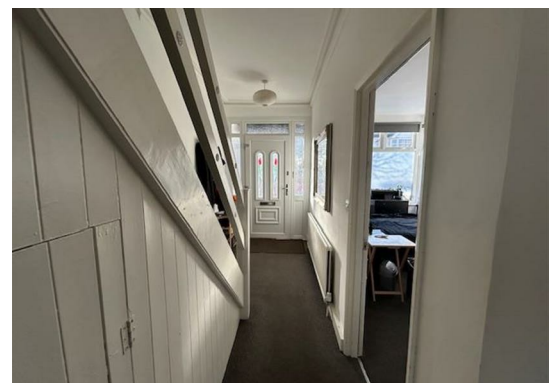
The family bathroom has been tastefully modernised with contemporary fixtures, ensuring a relaxing and functional space. Outside, the private rear garden is largely paved to keep maintenance to a minimum but still with a border for planting if desired.

This home is filled with additional features, including double-glazed windows for enhanced insulation. A warm and homely feel. The off-street parking is a rare bonus, with a driveway spacious enough for two cars, adding even more convenience.

Nestled in a highly sought-after location, offering transport links. You'll also find local buses, shops, and a variety of amenities within walking distance, making everyday life effortlessly convenient.

Don't miss the chance to make this property your forever home contact us today to arrange a viewing and experience its unique appeal for yourself!

Council Tax Band: D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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