



## 65 DEER PARK GARDENS MITCHAM, CR4 4DZ

**£220,000**  
LEASEHOLD

\*\*\* OFFERED FOR SALE IS THIS SPACIOUS TWO BEDROOM GROUND FLOOR GARDEN MAISONETTE WHICH REQUIRES COMPLETE MODERNISATION AND REDECORATION  
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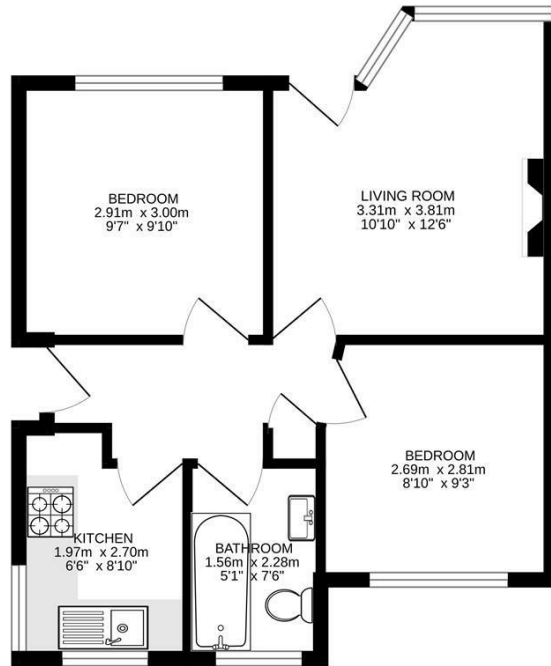
The property will be sold with the benefit of a new extended lease and is offered with no forward chain.

The maisonette features front and back gardens, two good size bedrooms and provides access to local transport links including the Northern Line tube and Tramlink. There are a number of shops nearby with the more comprehensive shopping centres of Sutton and Morden within easy travelling distance.

The property borders onto the popular Morden Hall Park and is open spaces.



**TOOMEY**  
ESTATE AGENTS



Ground floor  
40.3 sq.m. (434 sq.ft.) approx.

TOTAL FLOOR AREA : 40.3 sq.m. (434 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>26</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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