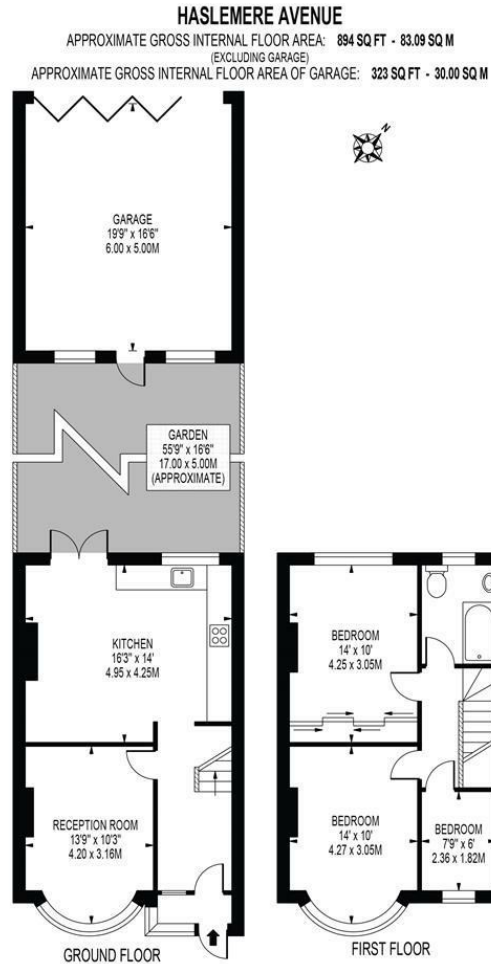


## Haslemere Avenue Mitcham, CR4 3BA

**£550,000 Freehold**



**A well presented three bedroom, two reception family home located on a sought after road close to both Colliers Wood Tube Station and Phipps Bridge Tram Stop is offered to the market with no onward chain. Comprising of a three bedrooms, separate lounge, fitted kitchen, dining room with access to the large rear garden with garage accessed via a separate service lane and off street parking to the front. Upstairs are two double bedrooms, single bedroom and the family bathroom. This property has the potential to extend to both the loft and rear subject to the usual planning permissions.**



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Three Bedroom House
- No Onward Chain
- Well Presented
- Off Street Parking
- Close To Tube Station
- Garage
- EPC Rating : D
- Merton Council Tax Band : C



| 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>                            |  |                         |           |
| (39-54) <b>E</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 |           |

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

