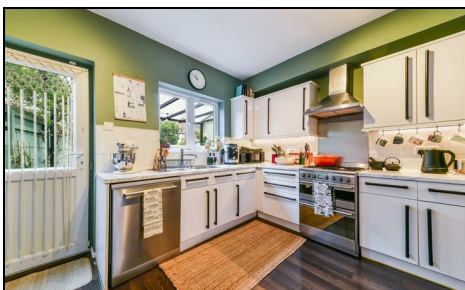


**Glebe Avenue  
Mitcham, CR4 3DY**

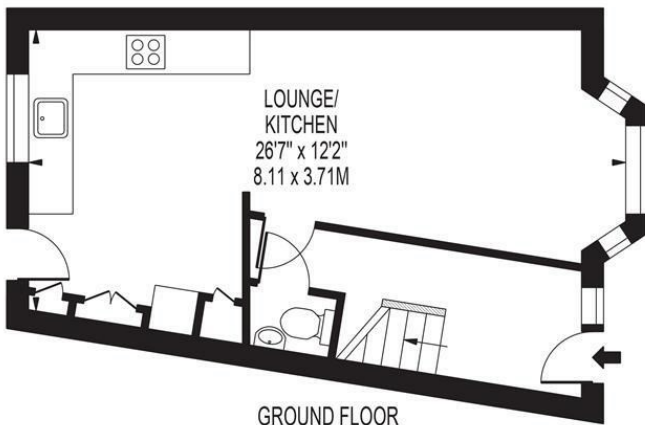
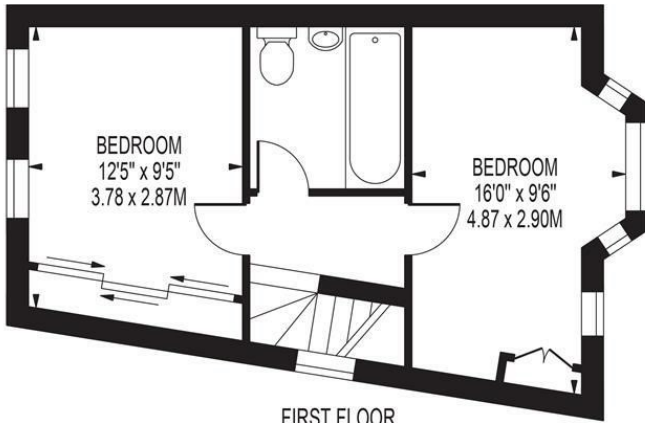
**£485,000 Freehold**



**A beautifully presented two double bedroom freehold home with off street parking and no onward chain, located on a quiet cul-de-sac a short walk to Colliers Wood Tube and great local amenities. Comprising a through lounge leading onto the secluded private rear garden, modern fitted kitchen, two spacious double bedrooms, modern family bathroom and downstairs WC. This fantastic property further benefits from good loft storage, making this a superb purchase for the first time buyer. Within 10 minute walk to National Trust Morden Hall Park, and Sainsbury's superstore / Tandem Centre Retail Park.**

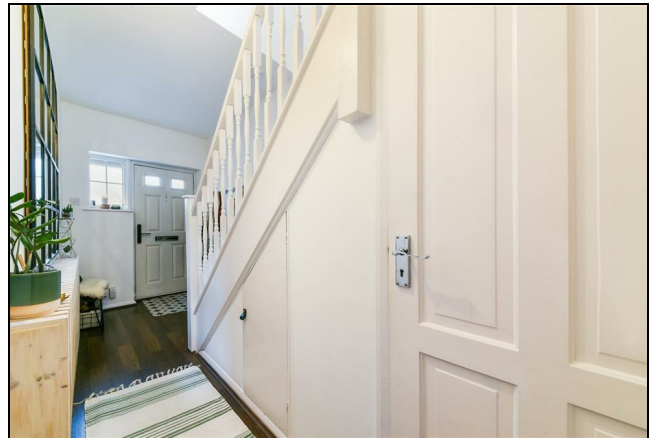
## GLEBE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 734 SQ FT - 68.16 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



- End of Terrace House
- No Onward Chain
- Two Spacious Double Bedrooms
- Beautifully Presented
- Off Street Parking
- Downstairs WC
- Secluded Private Garden
- EPC Rating : C
- Merton Council Tax Band : C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</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>65</b>	
<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

