

**Glebe Avenue  
Mitcham, CR4 3DY**

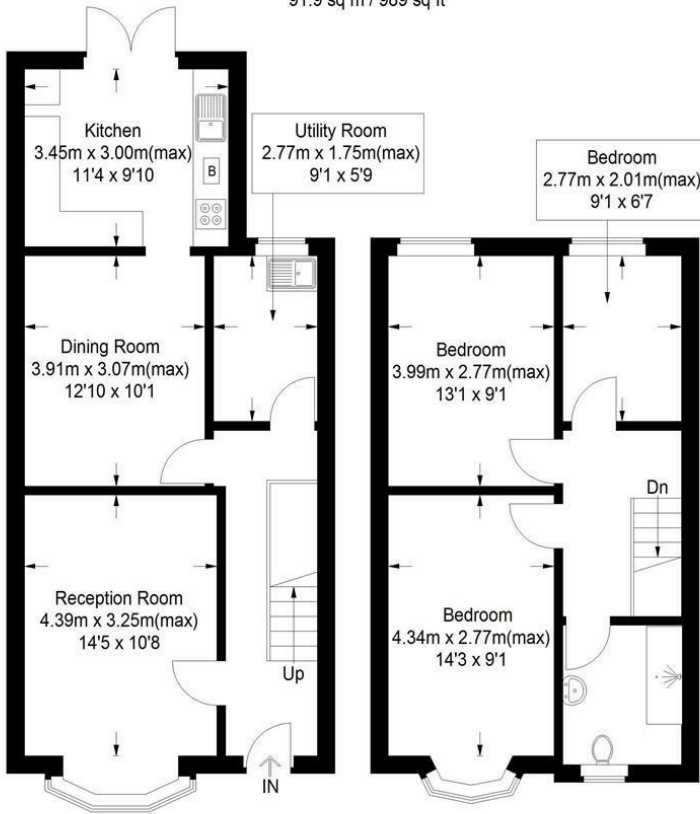
**Offers Over £550,000 Freehold**



**An exceptional three bedroom terraced house located on a sought after tree lined road close to both local amenities and Tube Station. Comprising of off street parking, a separate good sized living room, newly fitted modern fully integrated kitchen, separate dining room, utility room and direct access to the private low maintenance west facing rear garden. Upstairs you will find two double bedrooms, single bedroom and a modern style family bathroom. Homes of this quality are extremely rare to the market and we urge you to view early to avoid disappointment.**

## Glebe Avenue, CR4

Approximate Gross Internal Area  
91.9 sq m / 989 sq ft



Ground Floor

First Floor

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them. Copyright Bespokeplans.co.uk 2020 (ID643048)

- Three Bedrooms
- Recently Refurbished
- Beautifully Presented
- West Facing Garden
- Off Street Parking
- Utility Room
- EPC Rating : C
- Merton Council Tax Band : D



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 87        |
| (81-91) <b>B</b>                            | 73                      |           |
| (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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