

**Ashtree Avenue  
Mitcham, CR4 3DS**

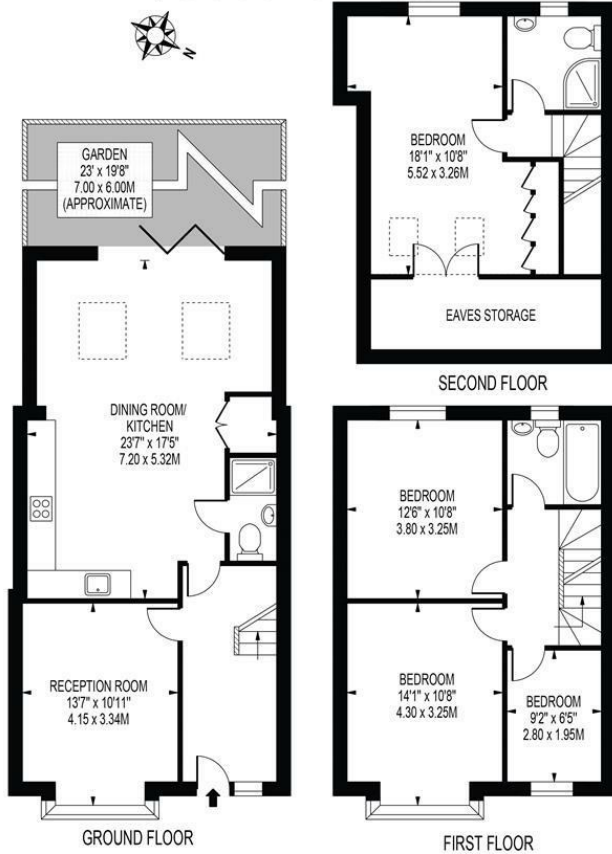
**£750,000 Freehold**



**Ellisons are pleased to market this stunning four bedroom, three bathroom terraced family home, located a short walk to Colliers Wood Tube Station, amenities at the Tandem Centre and local schools. The property has a high specification throughout, comprising of a stunning, brand new open plan kitchen / diner leading on to a private low maintenance rear garden, separate lounge and downstairs bathroom. On the upper floors there are four bedrooms and two bathrooms. A beautiful house in a quiet location sold with no onward chain call now to book your viewing.**

## ASHTREE AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1477 SQ FT - 137.26 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1393 SQ FT - 129.42 SQ M  
(EXCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)



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.



- Four Bedrooms
- Good Local Amenities
- Three Bathrooms
- Ideal Family Home
- Chain Free
- Recently Refurbished
- EPC Rating : C
- Merton Council Tax Band : D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</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

