

**Glebe Avenue
Mitcham, CR4 3DY**

£500,000 Freehold



A beautifully presented three bedroom two bathroom period family home located on a sought after road close to both Tube and Tram links and amenities. Comprising of a through lounge/diner, modern fitted kitchen with direct access to the private west facing rear garden. Modern bathroom, master bedroom with en-suite, a further double bedroom and a third bedroom that could be used as a nursery or home office. This lovely home could also be extended via the loft void to create a further bedroom and bathroom subject to the usual planning permissions. Properties of this quality are rare to the market so we urge you to book viewings early to avoid disappointment.

GLEBE AVENUE MITCHAM

APPROXIMATE GROSS INTERNAL FLOOR AREA: 947 SQ FT - 87.98 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.



- Three Bedroom House
- Two Bathrooms
- Quiet Cul-De-Sac
- Close To Transport
- Potential To Extend
- West Facing Garden
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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