

**Mount Road  
Mitcham, CR4 3EZ**

**£650,000 Freehold**

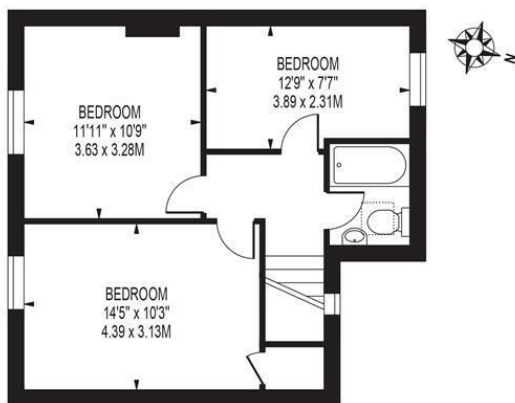


**A beautifully presented three double bedroom, semi detached family home located on a sought after road close to both Colliers Wood Tube Station and Phipps Bridge Tram Stop. Comprising of a stunning through lounge diner, modern fully fitted kitchen with direct access to the lovely rear garden, downstairs W/C and off street parking to the front. Upstairs are three double bedrooms and the modern family bathroom. This property has the potential to extend to the rear subject to the usual planning permissions.**

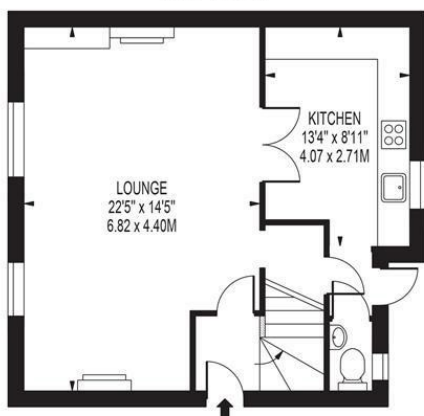


## MOUNT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 987 SQ FT - 91.71 SQ M



FIRST FLOOR



GROUND FLOOR

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.

- Semi Detached
- Three Double Bedrooms
- Beautifully Presented
- Mature Garden
- Off Street Parking
- Extension Potential
- EPC Rating : D
- Merton Council Tax Band : D



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 67      |           |
| (55-68) D                                   |         |           |
| (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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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