

**Bank Avenue  
Mitcham, CR4 3DU**

**£575,000 Freehold**

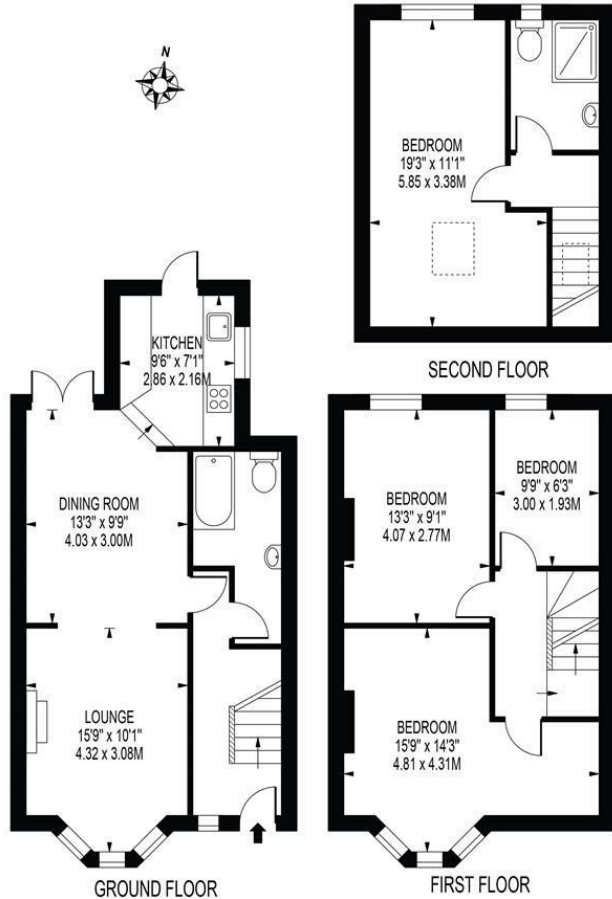


**A well presented four bedroom family house, located on a highly sought-after tree-lined road within walking distance to both Tram Stop, Colliers Wood Tube Station and local supermarkets. On the ground floor you have the spacious through lounge diner, downstairs bathroom, kitchen with wood worktops and direct access to the west facing rear garden. On the first floor you have three bedrooms, two double and good single, whilst the loft has been converted to offer a further double bedroom and bathroom.**



## BANK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1168 SQ FT - 108.48 SQ M



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
- Two Bathrooms
- Sought After Location
- Great Transport Links
- Ideal For First Time Buyers
- Private West Facing Garden
- EPC Rating : E
- Merton Council Tax Band : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

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