

## Fleming Mead Mitcham, CR4 3LW

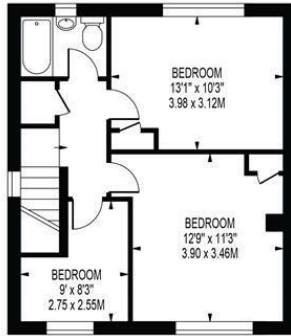
**£650,000 Freehold**



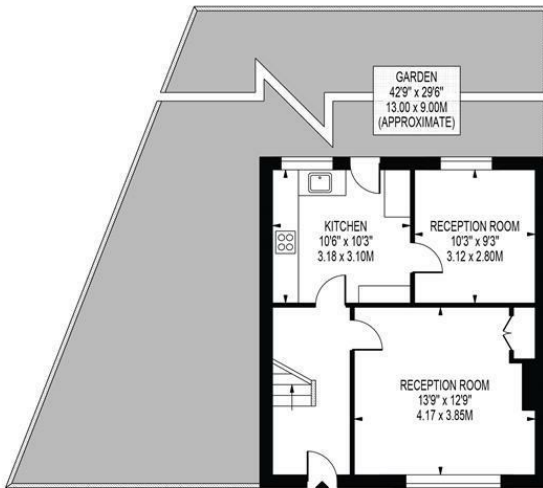
**A semi detached three bedroom, two reception family home located on the borders of Colliers Wood with off street parking and no onward chain. This property represents great value for money and is located within a quiet residential road which is becoming very popular with both young families and commuters due to the large amount of living space offered and its close proximity to both Colliers Wood Underground, Tooting Thames Link Station and Singlegate Primary School and is being sold with no onward chain.**

## FLEMING MEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 932 SQ FT - 86.62 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 Bedrooms
- Two Receptions
- Off Street Parking
- No Onward Chain
- Close To Tube Station
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(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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