

## **Fleming Mead Mitcham, CR4 3LW**

**£600,000 Freehold**

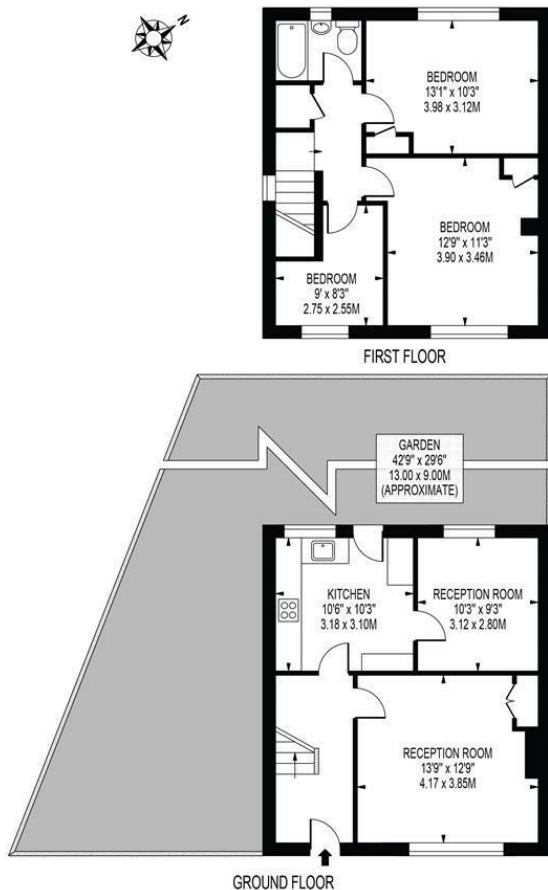


**A semi detached three bedroom, two reception family home located on the borders of Colliers Wood with off street parking and no onward chain. This property represents great value for money and is located within a quiet residential road which is becoming very popular with both young families and commuters 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



- 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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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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