

**Silbury Avenue  
Mitcham, CR4 3SG**

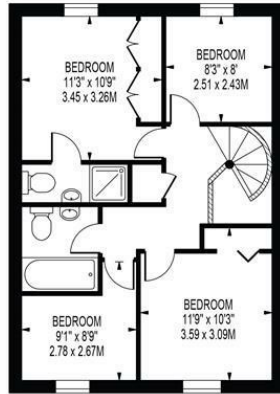
**£610,000 Freehold**



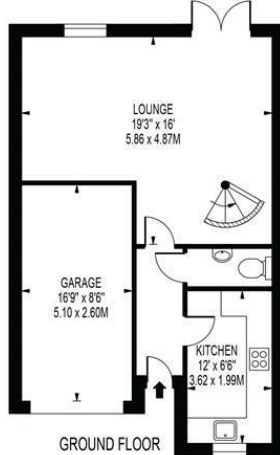
**A well presented four bedroom, two bathroom family home located on the borders of Colliers Wood, with excellent travel links as well as off-street parking and garage. This lovely property has a tasteful modern feel throughout, modern kitchen and large open plan reception/dining room with French doors to generous patio and rear garden. Two modern bathrooms (one family bathroom and one en-suite shower room) and a downstairs W/C. Other features include garage and a modern Vaillant combi boiler. Properties of this quality and located within catchment for excellent schools are rare, making this home an ideal family home.**



**SILBURY AVENUE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 955 SQ FT - 88.72 SQ M  
 (EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 143 SQ FT - 13.26 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.



- Four Bedroom Family Home
- Well Presented
- Off Street Parking
- South Facing Garden
- Downstairs W/C
- Sought After Location
- EPC Rating : C
- Merton Council Tax Band : E

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	76	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

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Lettings in Merton**

