

**Gorringe Park Avenue
Mitcham, CR4 2DD**

£525,000 Freehold

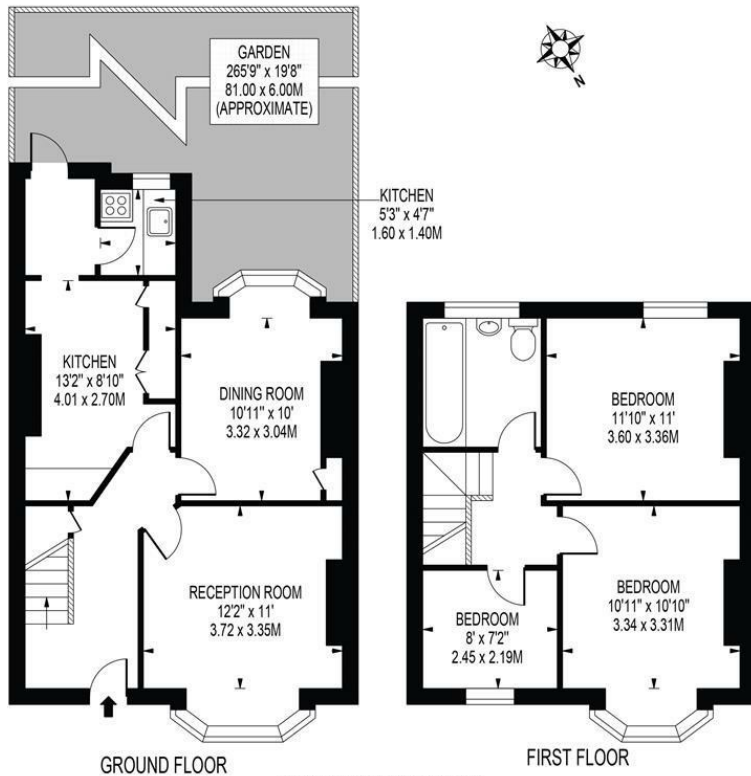


An attractive three bedroom, two reception mid terraced family home with a south facing garden, located on a sought after tree lined road close to both Tooting Mainline Station and amenities.

Although the property would certainly benefit from being updated and extended (subject to planning permissions) it would be ideal for someone looking to move into the SW19 area that have a vision to create the perfect family home as it has huge extension potential to both the rear and loft.

GORRINGE PARK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 987 SQ FT - 91.66 SQ M



- Three Bedrooms
- Two Receptions
- Great Location
- Extension Potential
- Updating Required
- South Facing Garden
- EPC Rating : TBC
- 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		
(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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