



## 35 BIGGIN AVENUE SURREY, CR4 3HN

**£2,400 PCM**

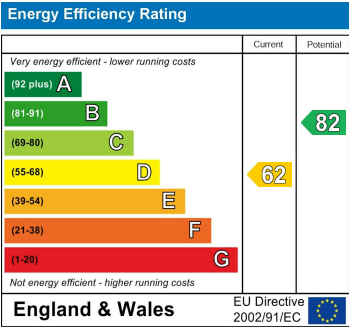
A well-presented and deceptively spacious three-bedroom family home offering flexible living accommodation, ideally located in a popular residential area of Mitcham.

The accommodation begins with a welcoming entrance hall leading to a versatile front reception room, ideal as a second lounge, dining room, home office or even a ground floor bedroom, depending on your needs. To the rear of the property is a generous main reception room featuring a fireplace and enjoying pleasant views over the rear garden, creating an excellent space for both everyday living and entertaining.

The fitted kitchen provides a good range of wall and base units with ample worktop space and leads through to a bright conservatory, offering additional reception or dining space with direct access to the garden.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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