

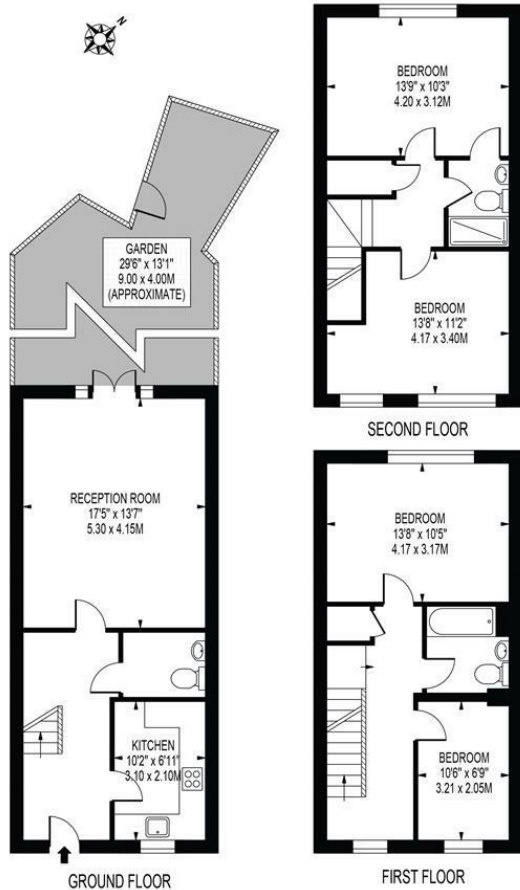
**Miles Road  
Mitcham, CR4 3GE**

**£525,000 Freehold**



A four bedroom end of terrace home on a modern Barrett's built development, located in a quiet development, popular with young professionals and families, within easy access of Mitcham town centre offering a wide range of shops and amenities. Local bus services provide easy links to Tooting and Colliers Wood and underground stations are available at nearby Colliers Wood, Morden and South Wimbledon. There are also tram links within a 10 minute walk providing links to Wimbledon town centre within 6 minutes. The property boasts spacious accommodation including a large reception room with double doors onto the rear garden, fitted kitchen comprising a superb range of units with integrated appliances, master bedroom with stylish en-suite, two further double bedrooms and a single, downstairs cloakroom, and first floor family bathroom. Outside there is a secured parking ground that is easy accessible through the garden gates.

**MILES ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1248 SQ FT • 115.92 SQ M



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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 House
- Two Bathrooms
- No Chain
- Downstairs W/C
- Master Bedroom with En-Suite
- Solar Panels
- EPC Rating : C
- Merton Council Tax Band ; E



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 79      |                         |
| (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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