Ellisons

Colliers Wood
Sales & Lettings
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Cotton Close
Mitcham, CR4 3GR

£495,000 Freehold





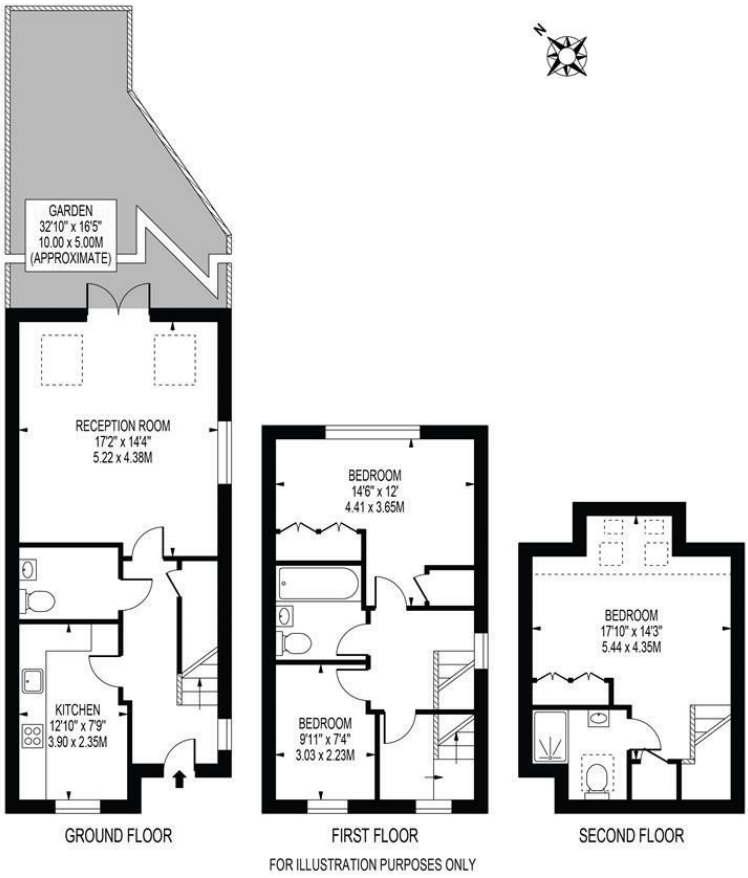




A beautifully presented three double bedroom end of terrace family home located within a modern development close to both Colliers Wood Tube Station, Belgrave Walk Tram Stop and local amenities. Comprising of a modern fully fitted kitchen, downstairs W/C, open plane lounge / diner with direct access to the private rear garden. On the first floor you will find two of the three bedroom and the modern family bathroom, the second floor is exclusively for the master bedroom with its own en-suite bathroom. This house must be viewed to be fully appreciated and is offered as a turn key home that further benefits from off street parking.

COTTON CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1131 SQ FT - 105.07 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **37 SQ FT - 3.47 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

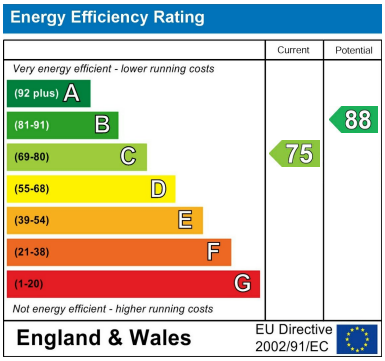
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.







- Modern Family Home
- Three Double Bedrooms
- Beautifully Presented
- End Of Terrace
- Two Bathrooms
- Off Street Parking
- EPC Rating : C
- Merton Council Tax Band ; E
- Estate Charges : £450 per annum



For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518

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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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30 YEARS 1989–2019