

TO LET



Ravensbury Grove, Mitcham CR4

£3,000.00 PCM

 **3**

 **2**


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Property Description

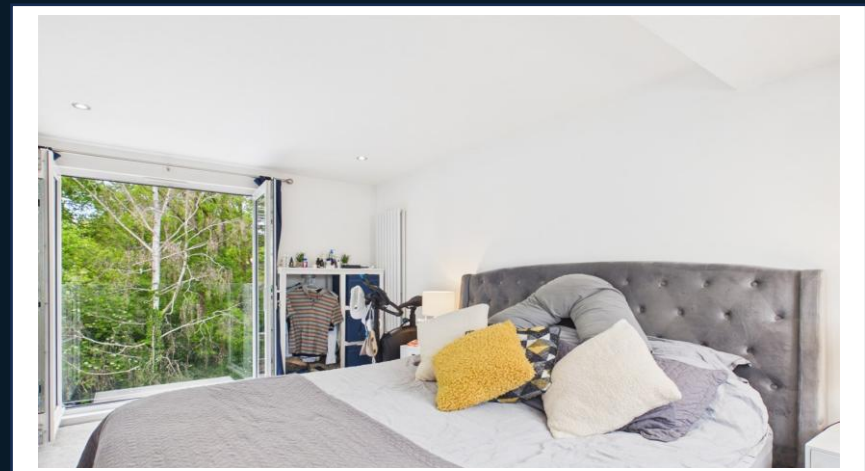
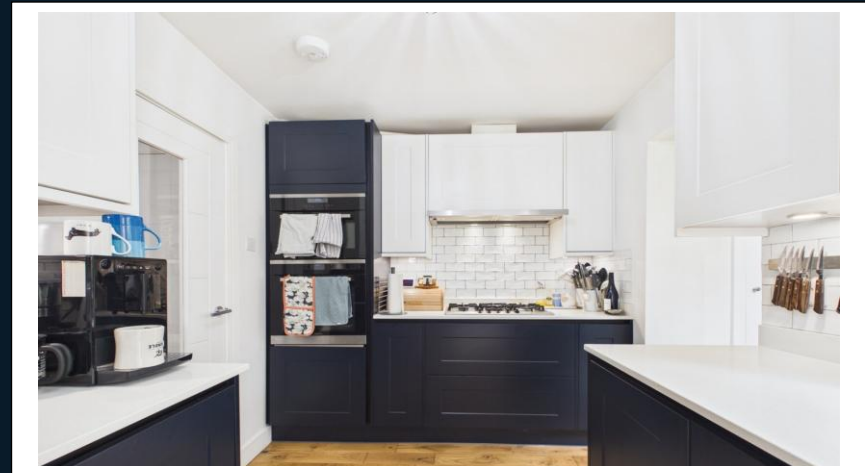
A stunning and generously sized three-bedroom terraced home situated on the quiet and peaceful Ravensbury Grove, Mitcham, CR4. The ground floor features a bright and spacious living room, a separate modern fully fitted kitchen, and a convenient utility room. To the rear, the property boasts a beautifully maintained low-maintenance garden with a large summer house, complete with an additional kitchen and ample space for dining, entertaining, or use as a gym.

The first floor comprises two spacious double bedrooms and a contemporary three-piece family bathroom with a shower over the bath. The top floor is an impressive master bedroom with a modern en-suite shower room.

Further benefits include double glazing throughout, gas central heating, and access from the summerhouse onto a riverside area overlooking the River Wandle, the perfect spot to relax and enjoy the peaceful surroundings. (Please note, this area is not included with the property. however access is permitted along with a neighbouring house) *Use is at your own risk as there is no barrier onto the river*

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

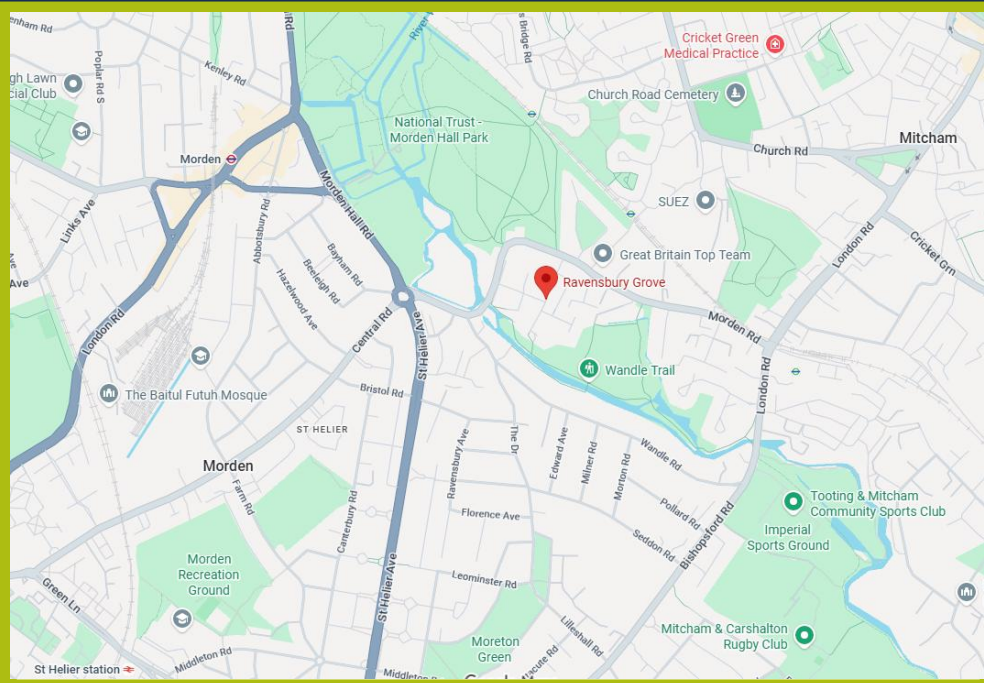
Date Available – 11/06/2026

Holding deposit amount – £692

Security Deposit amount (Five weeks rent) – £3,461.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Drive



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Good Coverage

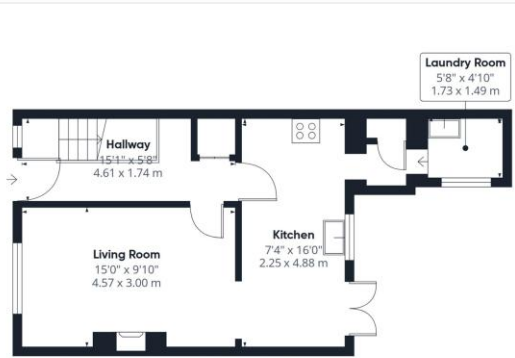


Flood Risk

Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

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Approximate total area[®]
935 ft²
86.9 m²

Reduced headroom
29 ft²
2.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		77
55-68 D	54	
39-54 E		
21-38 F		
1-20 G		

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