



## 70 ELMHURST AVENUE MITCHAM, CR4 2HN

**£625,000**  
FREEHOLD

Are you looking for a home you can put your stamp onto.? Having been occupied by the current owner for the last 30 years, we are excited to offer to the market this 3 bedroom end of terrace house which is ready for the next family to come in a make thier forever home. The property comprises of 2 receptions and kitchen to the ground floor, with 3 bedrooms and family bathroom to the first floor. Offering ample options to add not just space but value this house really has everything a young family could want. Benefits include gas central heating, rear garden with detached garage, off street parking to the front and will be sold with vacant possession. The property is situated off Streatham Road within close proximity of Figgs Marsh where you can find local shopping and transport facilities.



**TOOMEY**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	83
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Toomey Estate Agents Sales  
 333a London Road  
 Mitcham  
 Surrey  
 CR4 4BE

0208 715 9333  
 enquiries@toomeyestateagents.co.uk  
 www.toomeyestateagents.co.uk

