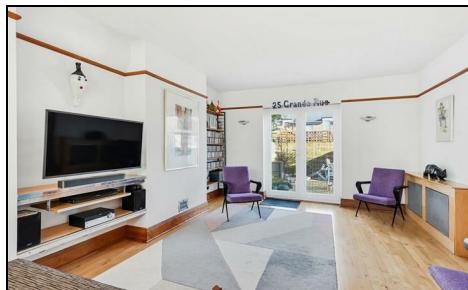


## Vicarage Gardens Mitcham, CR4 3BL

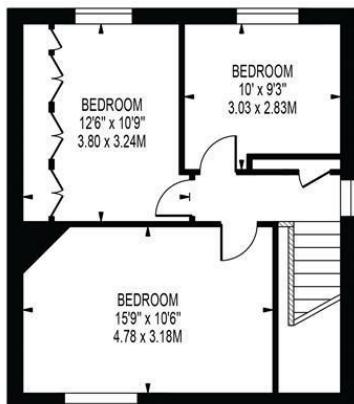
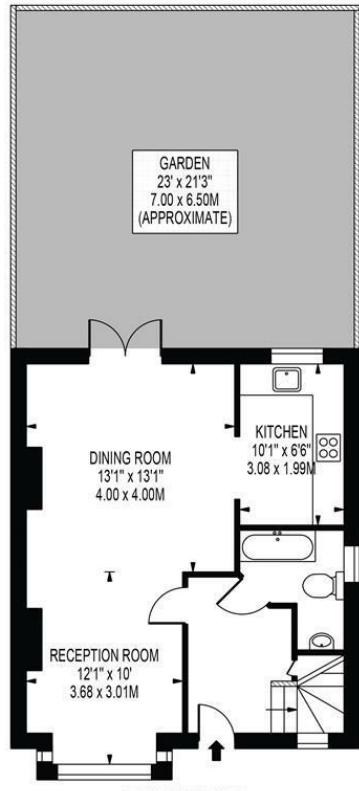
**£525,000 Freehold**



**A beautifully presented three bedroom Arts & Crafts Chalet Style semi detached family home located on a quiet road close to the Tram, Tube and local parks. This lovely property comprises of a fitted modern kitchen, through lounge/diner with direct access to the rear garden, newly fitted bathroom and three double bedrooms. Further points to note are access to garden via side gate and the potential to extend to the loft subject to the usual planning permissions.**

## VICARAGE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 945 SQ FT - 87.82 SQ M



- Three Double Bedrooms
- Semi Detached
- Colliers Wood Borders
- Modern Kitchen
- Newly Fitted Bathroom
- Through Lounge/Diner
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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