

FOR SALE



Ashtree Avenue, Mitcham, CR4

GUIDE PRICE £450,000.00 Freehold

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## Property Description

A well-presented three-bedroom terraced home situated on the quiet and residential Ashtree Avenue in Mitcham, CR4. The ground floor offers a bright and spacious living room, a separate dining area, and a fully fitted kitchen. Upstairs comprises of two generous double bedrooms, a single bedroom, and a modern three-piece family bathroom with a shower over the bath.



Additional benefits include a large private rear garden with a shed, double-glazed windows throughout, and free on-street parking. Colliers Wood Underground Station (Northern Line) is a short bus ride away, providing excellent transport links into central London. A range of local shops and amenities are within easy walking distance, and the property falls within the catchment area for several well-regarded primary schools, making it ideal for a growing family seeking extra space. The property is offered chain free.



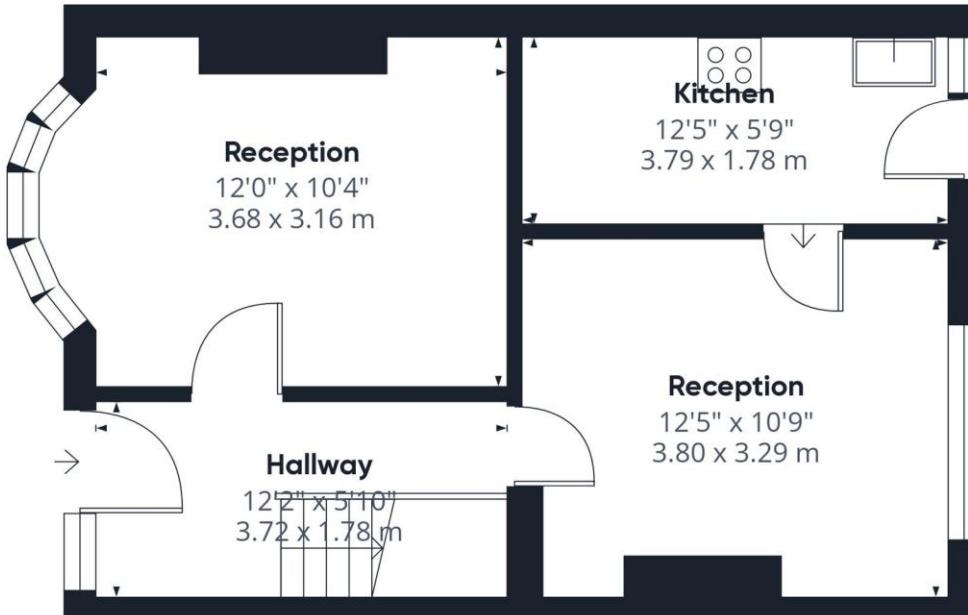
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	88	
69-80 C		
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 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.







Approximate total area<sup>(1)</sup>  
788.24 ft<sup>2</sup>  
73.23 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Material Information

**Tenure** – Freehold

**Council Tax Band** – D

**Local Authority** – Merton Council



**Property Type**  
House (Terraced)



**Construction Type**  
Brick



**Parking**  
Street Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas Central Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



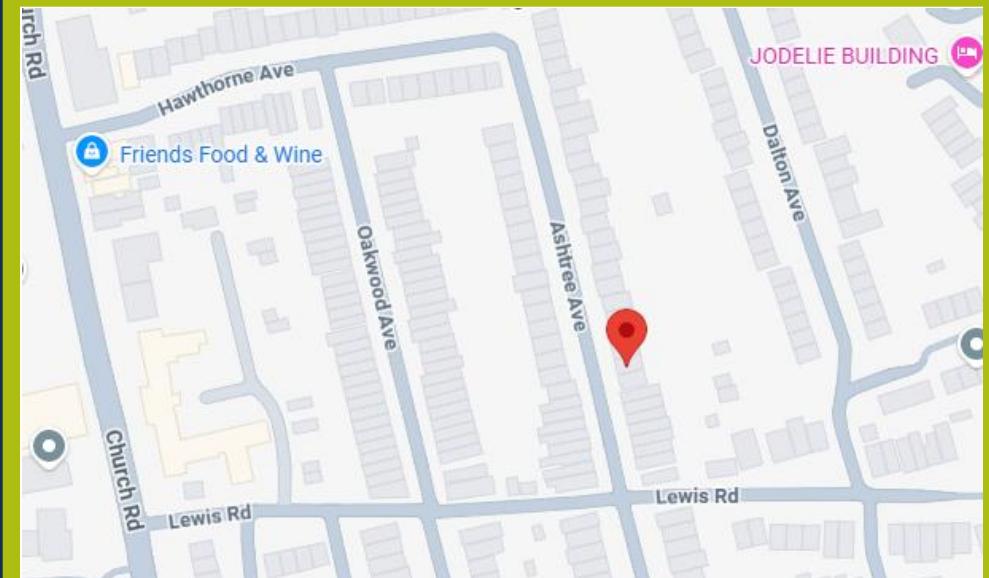
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Risk Level: Very Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
020 8673 4666



### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
0208 679 9889

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