

## Haslemere Avenue Mitcham, CR4 3BA

£700,000 Freehold



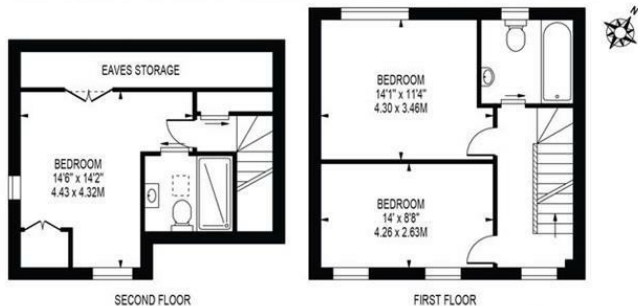
A three bedroom semi detached family home located on a residential road within walking distance of both Colliers Wood Tube Station and Phipps Bridge Tram Stop with Morden Hall Park and Deen City Farm around the corner. Comprising of a spacious, bright open-plan kitchen/living dining room with integrated appliances, wrap around rear garden, underfloor heating and downstairs cloakroom. Upstairs you will find the master bedroom with en-suite, two further double bedrooms and the family bathroom. Additionally the property comes with private off street parking and the remaining NHBC Guarantee of approximately four years.

## HASLEMERE AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1198 SQ FT - 111.29 SQ M

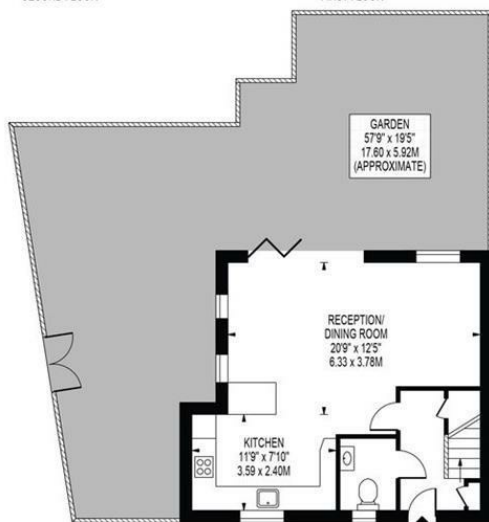
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 68 SQ FT - 6.30 SQ M



SECOND FLOOR

FIRST FLOOR



GROUND FLOOR

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.



- Three Double Bedrooms
- Semi Detached
- Two Bathrooms
- Downstairs W/C
- Off Street Parking
- 4 Years NHBC Guarantee Remaining
- EPC Rating : B
- Merton Council Tax Band : D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

