

Park Avenue, Mitcham, CR4

Guide Price £650,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



**Summary:**

Ivy Gate is proud to offer to the market this well proportioned and exceptionally well presented three bedrooms, two bath/shower room semi-detached family home. Highlights from the refurbishment include a newly fitted modern kitchen, with granite worktops and newly installed appliances to include; Oven, hob, dishwasher, washing machine, tumble dryer, freezer and wine cooler. Newly fitted shower room/W.C to the first floor, and a newly installed bathroom/W.C en-suite. Newly fitted engineered oak flooring throughout and composite decking in the rear garden. Internal accommodation includes a secure entrance porch leading through to the generous entrance hallway allowing access to the front aspect sitting room, with a feature fireplace. Modern fitted kitchen/Dining room. Rear aspect utility room/area leading onto the private rear garden. To the first floor are the three generous bedrooms, with the main bedroom benefitting from its own en-suite bathroom/W.C. In addition, is the main modern family bathroom/W.C. The property benefits from a southerly facing rear garden, which has its own side access, and its own brick-built storage shed/workshop. To the front is off-street parking for two cars.

**Semi-Detached Family Home**

**Refurbished to a High Standard**

**Three Bedrooms**

**Two Bath / Shower Rooms**

**Modern Fitted Kitchen / Diner**

**Utility Area**

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Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft  
 Workshop = 5.1 sq m / 55 sq ft  
 Total = 99.5 sq m / 1071 sq ft  
 (Excluding External Toilet)



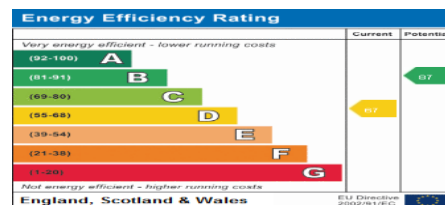
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID842959)

Tenure: Freehold

Council Tax: D

Local Authority: London Borough of Merton

EPC Rating: D



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.