



## Ashtree Avenue, Mitcham

**£575,000 Freehold**

3 Bedroom Freehold House - 2 Reception Rooms - EPC 'C'  
Utility Room - Downstairs WC - Contemporary Kitchen/Diner  
Colliers Wood Boarders - Private Garden - Stunning Bathroom  
Short Walk To Colliers Wood Tube - Extension Potential (STPP)



# Ashtree Avenue, Mitcham

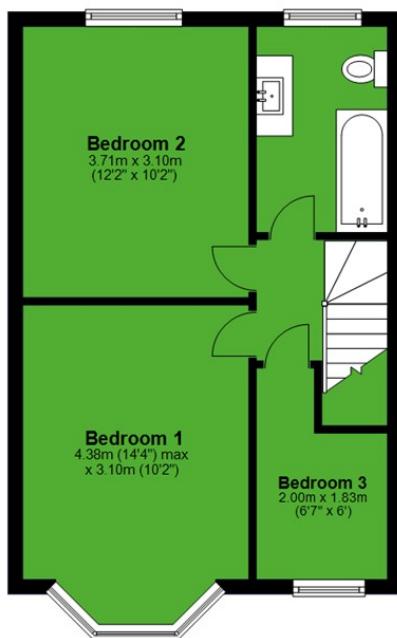
## Ground Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 89.0 sq. metres (958.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation only and should be used as such by prospective purchasers. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for guidance only and should not be relied on as a basis of valuation.

Plan produced using PlanUp.

London Borough of Merton  
Tax Band D  
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.