



Melrose Avenue, Mitcham, CR4 2EG
£2,400 Per Month





- Three Bedrooms
- Two double bedrooms
- Private Garden
- Contemporary Finish
- Spacious Reception Rooms
- Contemporary Kitchen Area
- Double Glazing
- Wooden Flooring Throughout

Situated in a sought-after area of Mitcham, this attractive three-bedroom house offers an excellent balance of space, comfort, and modern living. The property features two generously sized double bedrooms, both bright and airy, providing comfortable accommodation.

The spacious lounge is flooded with natural light, making it ideal for entertaining guests or relaxing with family. The well-appointed kitchen is both stylish and practical, complete with sleek worktops and ample storage, creating an enjoyable cooking environment.

A modernised family bathroom is finished with elegant tiling and quality fixtures. The property, wooden flooring and crisp white walls enhance the fresh, contemporary feel.

To the rear, a private garden provides a pleasant outdoor space, perfect for summer gatherings, gardening, or quiet relaxation.

Council Tax Band: D



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

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