



**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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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