



**Roslyn Close, Mitcham, CR4 3BB**  
**Asking Price £349,950**





- 2 BEDROOM HOUSE
- FITTED KITCHEN
- GF CLOAKROOM
- REAR GARDEN
- LOUNGE
- INTEGRATED APPLIANCES
- OFF STREET PARKING
- GAS CENTRAL HEATING

Well presented 2 bedroom house with parking for 2 cars, located close to Colliers Wood Tandem Centre and Morden Hall Park. There is a good size lounge leading to a fully fitted kitchen with integrated appliances and doors to the garden and ground floor cloakroom. Upstairs there are two double bedrooms one with in built wardrobe and bathroom. Gas fired central heating and a mix of carpet and laminated wood flooring. Lovely 50ft rear garden.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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	
(49-54) E		(49-54) E	
(31-38) F		(31-38) F	
(1-29) G		(1-29) G	
Not energy efficient - higher running costs		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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