



Price
£650,000

Freehold

3x  1x  2x 

**Melrose Avenue,
Mitcham, Surrey, CR4**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Beautifully presented family home
- Mixture of contemporary and period features
- Stunning kitchen/breakfast room allows you to entertain in style
- Further potential to extend (subject to planning permission)
- Driveway and low-maintenance rear garden

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 17'4 x 12'0 (5.29m x 3.66m)

Dining Area: 14'6 x 10'6 (4.42m x 3.20m)

Kitchen/Breakfast Room: 23'6 maximum x 16'9 (7.17m x 5.11m)

FIRST FLOOR

Landing

Bedroom 1: 16'6 into bay x 11'1 maximum (5.03m x 3.38m)

Bedroom 2: 14'2 x 10'6 (4.32m x 3.20m)

Bedroom 3: 9'5 x 6'1 (2.87m x 1.86m)

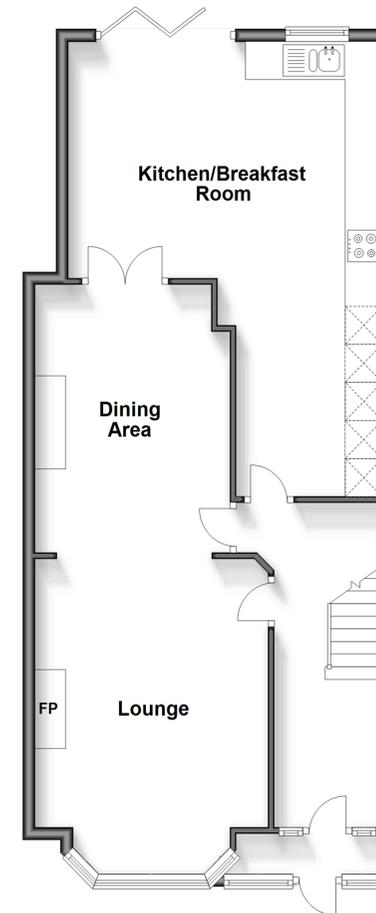
Bathroom

OUTSIDE

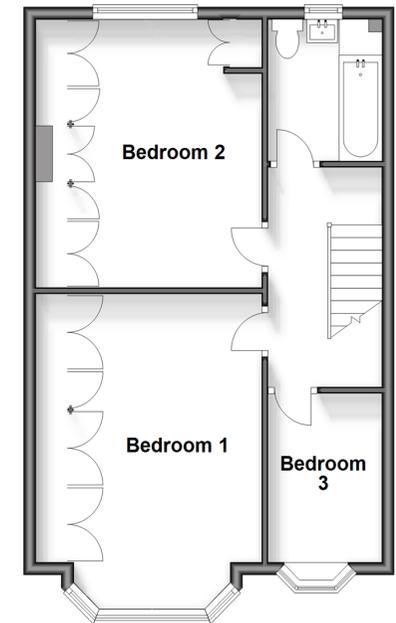
Driveway

Rear Garden

Ground Floor
Approx. 71.8 sq. metres (772.4 sq. feet)



First Floor
Approx. 50.3 sq. metres (542.0 sq. feet)



Call Wallington - 020 8647 0011 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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