

# Truuli



## Sunnymead Avenue, Mitcham, Surrey, CR4 1EU

£565,000 Freehold

- Garage
- Open and inviting kitchen / breakfast room
- Close to "good" rated ofsted schools
- Potential for expansion in the loft (STPP)
- Bright and spacious throughout
- Downstairs cloakroom
- Underfloor heating in the kitchen / breakfast room

2, Lansdowne Road, Croydon, Croydon, CR9 2ER

Tel: 0330 043 0002

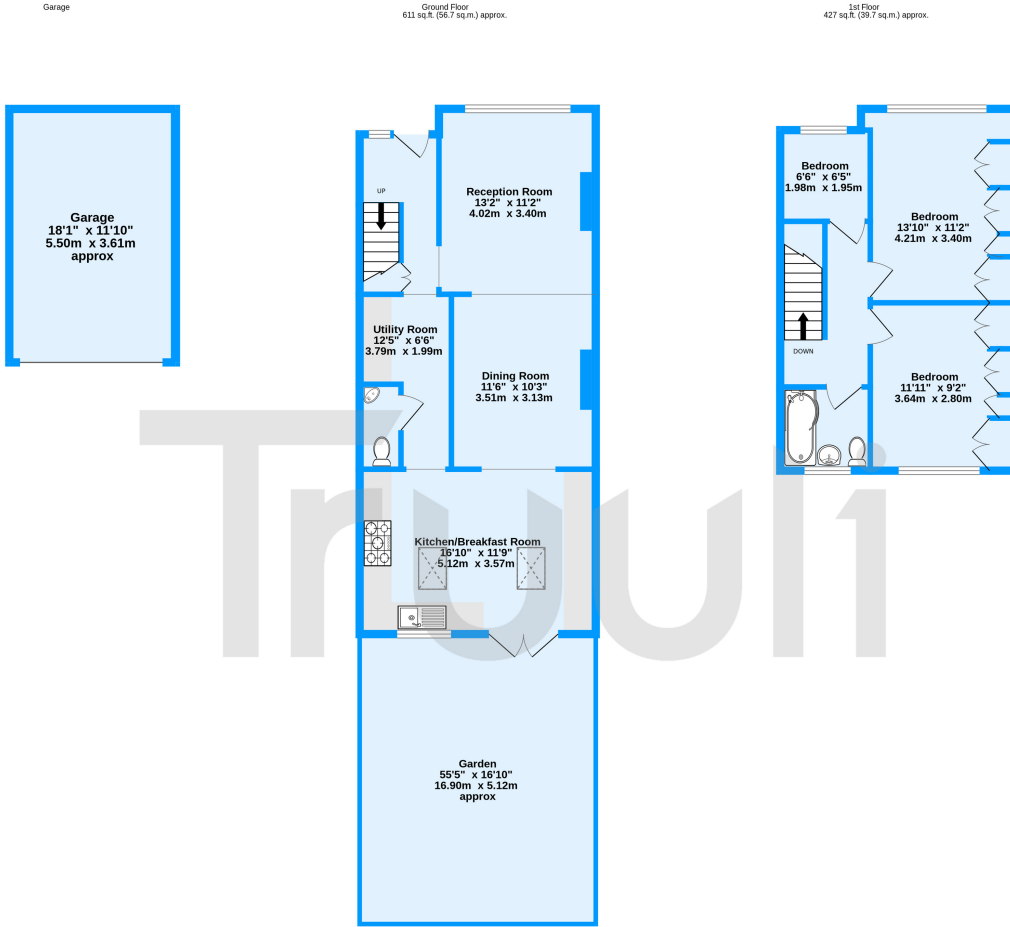
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Sunnymead Avenue, Mitcham, Surrey, CR4 1EU

£565,000 Freehold

This spacious and bright family home on a popular tree-lined residential road is located on the borders of Mitcham and Streatham Vale.

The property has undergone refurbishment since the current owner's tenure. The property is presented in pristine condition throughout and comprises three bedrooms decorated in neutral colours with the two larger bedrooms having built-in wardrobes. The family bathroom is fully tiled and gives you a bath with an overhanging shower.



Sunnymead Avenue, Mitcham, CR4  
 TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	<b>73</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

