

Truuli



Sunnymead Avenue, Mitcham, Surrey, CR4

£500,000 Freehold

- Garage to the rear of the property
- Potential to convert loft (STPP)
- Nearby three mainline train stations
- Open planned kitchen/dining room
- Bright and spacious feel
- Close to good ofsted rated schools

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

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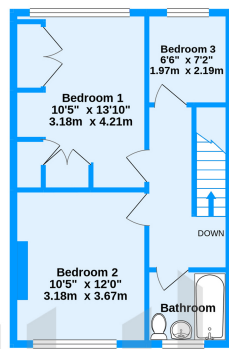
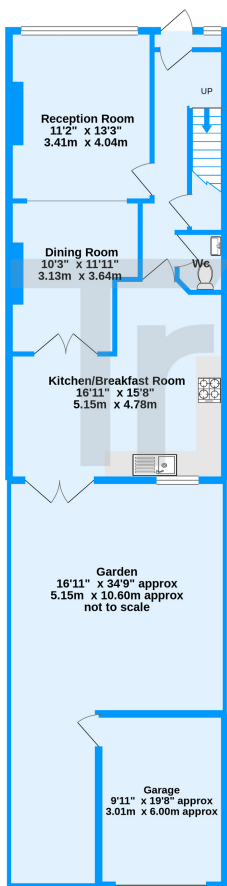
33 Sunnymead Avenue, Mitcham, Surrey, CR41EW

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VENDORS COMMENTS "Sunnymead Avenue has been our family home for over 20 years. It has good transport links to both Croydon and central London, as well as having three main line stations within a mile: Streatham Common, Norbury and Mitcham Eastfield. The entrance of the property opens onto a large hallway. The living room has double French doors which open into the dining area of the kitchen, great for entertaining and hosting family & friends. The kitchen providing ample space for an integrated washing machine and tumble dryer. Double patio doors lead from the kitchen to the garden which also has a patio area. The garden boasts both apple and quince trees. There is a garage at the end of the garden which is accessed via a side road via Rowan Road or Kingsmead Avenue. The property consists of two double bedrooms; the front facing being the master bedroom, fitted with floor to ceiling wardrobes. The well proportioned third bedroom is currently used as an office. We have nice neighbours who are all very friendly and helpful, providing a great community feel. We fell in love with this house from the moment we saw it and have not regretted one moment living here. The reason we are selling is it's time for a new beginning in something a bit smaller now our children are grown up"

Ground Floor
716 sq.ft. (66.5 sq.m.) approx.

1st Floor
433 sq.ft. (40.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1149 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	86		0
	67		
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

