

Truuli



Sunnymead Avenue, Mitcham, Surrey, CR4 1EU

£550,000 Freehold

- Quiet residential road
- Close to excellent transport links
- Two spacious receptions
- Modern kitchen and bathroom
- Upstairs family bathroom
- Front and rear gardens
- Three well proportioned bedrooms

Southbridge Place, Croydon, Surrey, CR0 4HA

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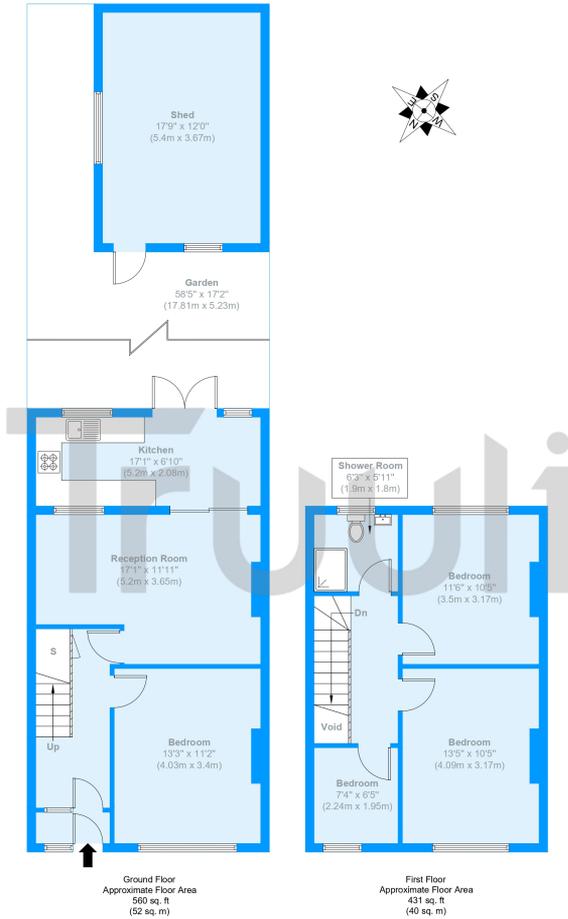
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Situated on the sought-after Sunnymead Avenue, this charming three-bedroom family home offers a perfect blend of comfort, space, and convenience.

Located on the borders of Mitcham and Streatham Vale, it is an ideal choice for families, professionals, or investors seeking a well-connected and thriving neighbourhood.

Sunnymead Avenue



Approximate Gross Internal Area = 92 sq m / 990 sq ft
 Shed = 19.8 sq m / 213 sq ft
 Total = 111.8 sq m / 1203 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	27
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

