

Ivy Gardens, Mitcham, Surrey, CR4 1BR

£375,000 Leasehold

- Garage
- Private garden with rear access
- Walking distance from Sherwood Playground and Mitcham Common
- Walking distance from local amenities
- Transport links and shops nearby
- Natural light throughout
- Spacious accommodation
- Close to three mainline train stations

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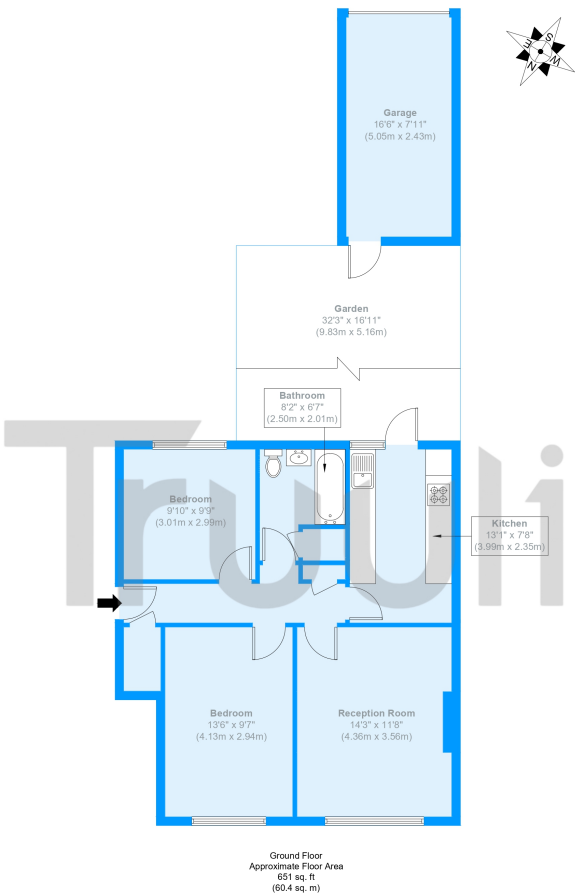
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*** Vendor's comments *** " The location in CR4 has been incredibly convenient. You're within easy reach of three main stations- Mitcham Eastfields, Norbury, and Streatham giving you a choice of Thameslink services into the City, and trains to Victoria. The open space of Mitcham Common is just a short walk away for weekend walks and fresh air.

For day-to-day life, everything you need is close by. There are excellent local shops, and the area is known for its good schools with positive Ofsted reports. I've loved the sense of community here; it's a popular, sought-after residential road that's quiet and friendly.

I will deeply miss the ease of commuting, the abundance of green spaces on my doorstep, and this wonderfully practical home that has given me everything I needed."

Ivy Gardens



Approximate Gross Internal Area = 60.4 sq m / 651 sq ft
Garage = 12.3 sq m / 132 sq ft
Total = 72.7 sq m / 783 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+)	75	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

