

# Truuli



## Glebe Avenue, Mitcham, Surrey, CR4 3DY

£575,000 Freehold

- Four bedroom family home
- Off street parking
- Open plan double dining room & kitchen
- En suite shower to fourth bedroom
- Family bathroom
- Close to Colliers Wood Station & Retail Park
- Stones' throw away from Mitcham Town Centre

Southbridge Place, Croydon, Surrey, CR0 4HA

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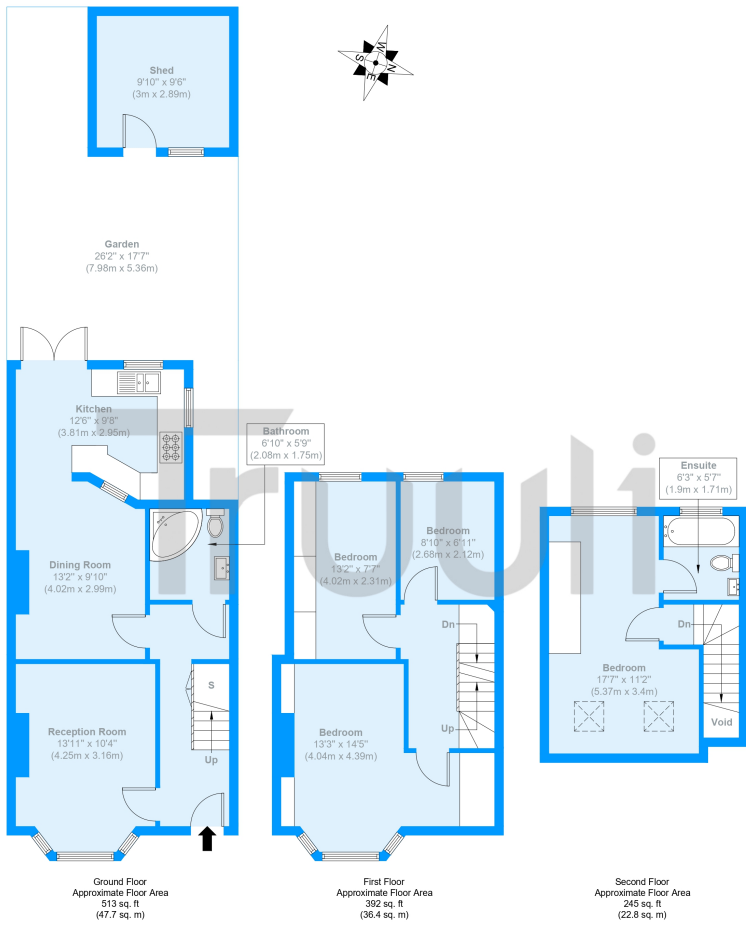
\*\*\* Vendors comments \*\*\* "This house has been in our family home since 1991, seeing three generations raised in the house.

The property was bought with family in mind, and when we initially moved in, we were welcomed by the friendly neighbours on either side, which made the transition so much smoother.

We immediately fell in love with the spacious feel and the many rooms this house has to offer. The living room/ kitchen area has always been the heart of the house for us as it allows the family to spend time together comfortably while talking to the head chef in the kitchen (me).

I will miss the memories of the warmth of the garden in summer, our friendly neighbours and shopkeepers at the top of the main road, as well as the stillness of the surrounding area."

## Glebe Avenue



Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft

Shed = 8.9 sq m / 96 sq ft

Total = 115.8 sq m / 1246 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

