



**LAVENDER AVENUE  
MITCHAM, SURREY CR4 3HL**

***Price: £475,000 Freehold***



**CHRISTOPHER ST. JAMES**  
ESTABLISHED 1976

Residential / Commercial / Land & Development

- Terraced House
- 3 Bedroom
- Close to Transport
- EPC Rating: D

## Lavender Avenue Mitcham CR4 3HL

Approx. Gross Internal Area 819.56 Sq Ft - 76.14 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography

This floor plan should be used as a general outline for guidance only.

All Measurements are approximate and for illustration purposes only as defined by the RICS code of Measuring Practice © 2022.

## THE LOCATION

Lavender Avenue is a residential road located between Colliers Wood and Mitcham Town Centres and less than 1 mile to both Underground and Over ground stations

Sainsburys, M&S, Asda & Lidl supermarkets are close by along with a wide range of other shops & restaurants

by both national and independent companies

## THE DESCRIPTION

Mid terraced two storey house entered through the front garden and into the entrance hall with access to the reception room, kitchen, double bedroom and stairs leading to the first floor where you will find two further double bedrooms and a family bathroom

The next door neighbours have extended into the loft and subject to the relevant consents it is possible to do the same with this house

It may also be possible to create off street parking to the front of the house subject also to the relevant consents

## THE VIEWING

Please contact our sales team today to book your viewing

Christopher St James

020 8296 1270

[sales@csj.eu.com](mailto:sales@csj.eu.com)

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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