



**OAKWOOD AVENUE, COLLIERS WOOD
BORDERS, CR4**

£400,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

www.csj.eu.com

info@csj.eu.com



Description

Mid terraced two storey house comprising reception room, kitchen / dining room, utility room and family bathroom to ground floor with master bedroom and two further bedrooms at first floor. Be advised the third bedroom is accessed via the second bedroom. The property benefits from a good size rear garden with fenced boundaries and part laid lawn

EPC Rating: to follow
Council Tax: Merton Band C

Location

Oakwood Avenue is situated in a residential area on the border of Colliers Wood and Mitcham, South West London. This location offers excellent connectivity to public transport and local amenities.

Nearest Tube Station: Colliers Wood Underground Station (Northern Line) is approximately 0.7 miles away, providing easy access to central London.

Nearest Railway Station: Mitcham Eastfields is about 1 mile from Oakwood Avenue, offering mainline rail services.

Tram Services: Mitcham Tram Stop operates with frequent services between Beckenham Junction and Wimbledon, and between Elmers End and Wimbledon
Bus Services: Several bus routes serve the area, including the 152, 200, 470, and 655, which connect to nearby towns and central London.

Local Shopping: Colliers Wood and Mitcham offer a variety of local shops, bars, and restaurants. For a wider range of amenities, Wimbledon is located to the west, and Streatham is to the north.

Major Shopping Centres: Wimbledon town centre is about 1.6 miles away, offering a broader range of shopping options, including department stores and boutiques.

Recreational Spaces: Nearby parks include Morden Hall National Trust Park, Lavender Park, and Wandle Park, providing ample green spaces for leisure activities



VIEWINGS

Viewings available daily

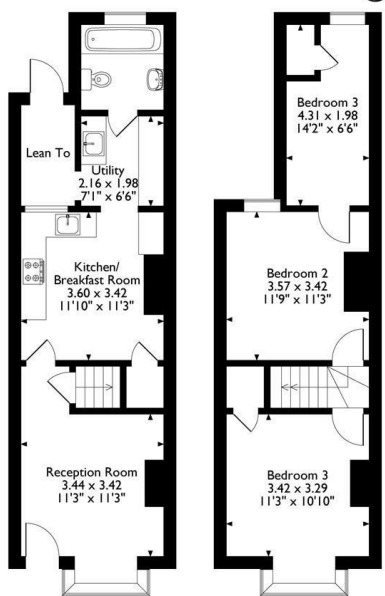
Please contact our office on 020 8296 1270 alternatively by email info@csj.eu.com

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.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Oakwood Avenue, Mitcham
Approximate Gross Internal Area
81 Sq M/872 Sq Ft



Please note that the location of doors, windows and other items are approximate and also designed to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Christopher St James
61 High Street Colliers
London
SW19 2JF



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
info@csj.eu.com