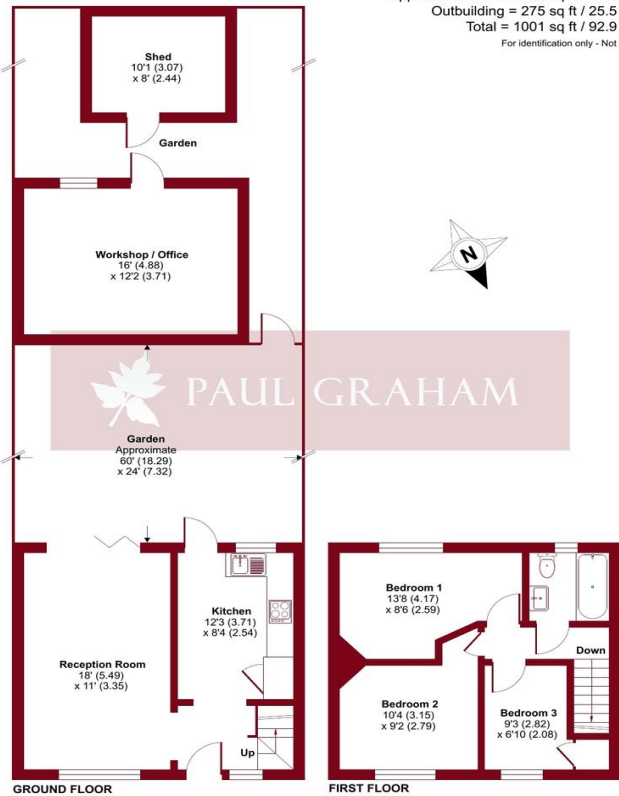


52 Orchard Avenue, Mitcham Junction, CR4 4JH | **Guide Price £450,000 Freehold**

This stunning 3-bedroom end of terrace house is presented in immaculate condition throughout, offering a perfect blend of contemporary living and comfort. The bright and spacious dual-aspect reception room, featuring bi-fold doors, connects seamlessly to the large landscaped rear garden. The modern, fully-fitted kitchen is designed for both functionality and style. Upstairs, the property boasts three well-proportioned bedrooms and a stylish bathroom. Additionally, there is potential to extend the property, subject to planning permission (STPP)

Orchard Avenue, Mitcham, CR4

Approximate Area = 726 sq ft / 67.4 sq m
 Outbuilding = 275 sq ft / 25.5 sq m
 Total = 1001 sq ft / 92.9 sq m
 For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 18' x 11' (5.49m x 3.35m)

KITCHEN 12' 3" x 8' 4" (3.73m x 2.54m)

LANDING

BEDROOM 1 13' 8" x 8' 6" (4.17m x 2.59m)

BEDROOM 2 10' 4" x 9' 2" (3.15m x 2.79m)

BEDROOM 3 9' 3" x 6' 10" (2.82m x 2.08m)

BATHROOM

GARDEN 60' x 24' (18.29m x 7.32m) Approx

WORKSHOP/OFFICE 16' x 12' 2" (4.88m x 3.71m)

SHED 10' 1" x 8' (3.07m x 2.44m)

RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1141241.



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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