

## Daffodil Close Mitcham Junction, CR4 4FS

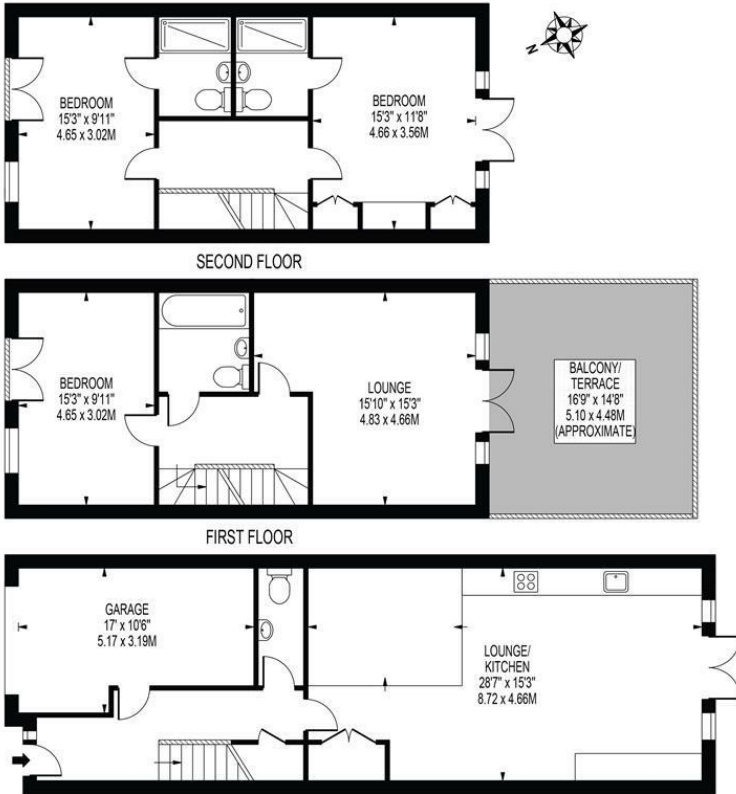
£675,000 Freehold



A beautifully presented larger than average three/quarter double bedroom family town house located in the picturesque Millfields Development close to transport links and fantastic river walks. Comprising of a spacious open plan fully fitted kitchen/diner with family area with direct access to the rear garden, downstairs W/C, garage plus an additional parking space. On the first floor you have the modern family bathroom, third bedroom and the reception room that has a large private terrace, this room should someone choose could be used as the master bedroom. On the second floor you will find the master bedroom with floor to ceiling bespoke wardrobes and its own en-suite bathroom, and the second bedroom also with its own modern en-suite bathroom. Properties of this quality are rare to the market to we urge you to book viewings early to avoid disappointment.

## DAFFODIL CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1779 SQ FT - 165.31 SQ M  
(INCLUDING GARAGE)  
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 158 SQ FT - 14.72 SQ M



GROUND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Three / Four Bedroom House
- Beautifully Presented
- Larger Than Average
- Garage & Additional Parking
- Picturesque Location
- Great Transport Links
- EPC Rating : B
- Sutton Council Tax Band : E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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