



Melrose Avenue, Mitcham, CR4 2EG
£2,400 Per Month





- Three/ Four Bedrooms
- Two/ Three double bedrooms
- Private Garden
- Contemporary Finish
- Two Reception Rooms
- Separate Kitchen Area
- Double Glazing
- Wooden Flooring Throughout

Boasting a three-bedroom property in sought-after area of Mitcham, this gorgeous three/four-bedroom house offers an ideal blend of space, comfort, and modern living. The property boasts two generously sized double bedrooms that are bright and airy, providing a peaceful retreat after a long day.

Downstairs, you'll find two spacious reception rooms, each filled with natural light—perfect for entertaining, relaxing with family, or easily converting one into a fourth bedroom or dedicated home office. The newly fitted kitchen is both stylish and functional, sleek worktops, and ample storage, making it a joy to cook in.

A modernised family bathroom, fitted with elegant tiling and quality fixtures. Throughout the home, you'll find beautiful wooden flooring and crisp white walls, creating a fresh, contemporary feel. To the rear, a private garden offers a lovely outdoor space ideal for summer gatherings, gardening, or simply unwinding.

Council Tax Band: D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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