



TOOMEY
ESTATE AGENTS



66 Garden Avenue Mitcham

£700,000
Freehold

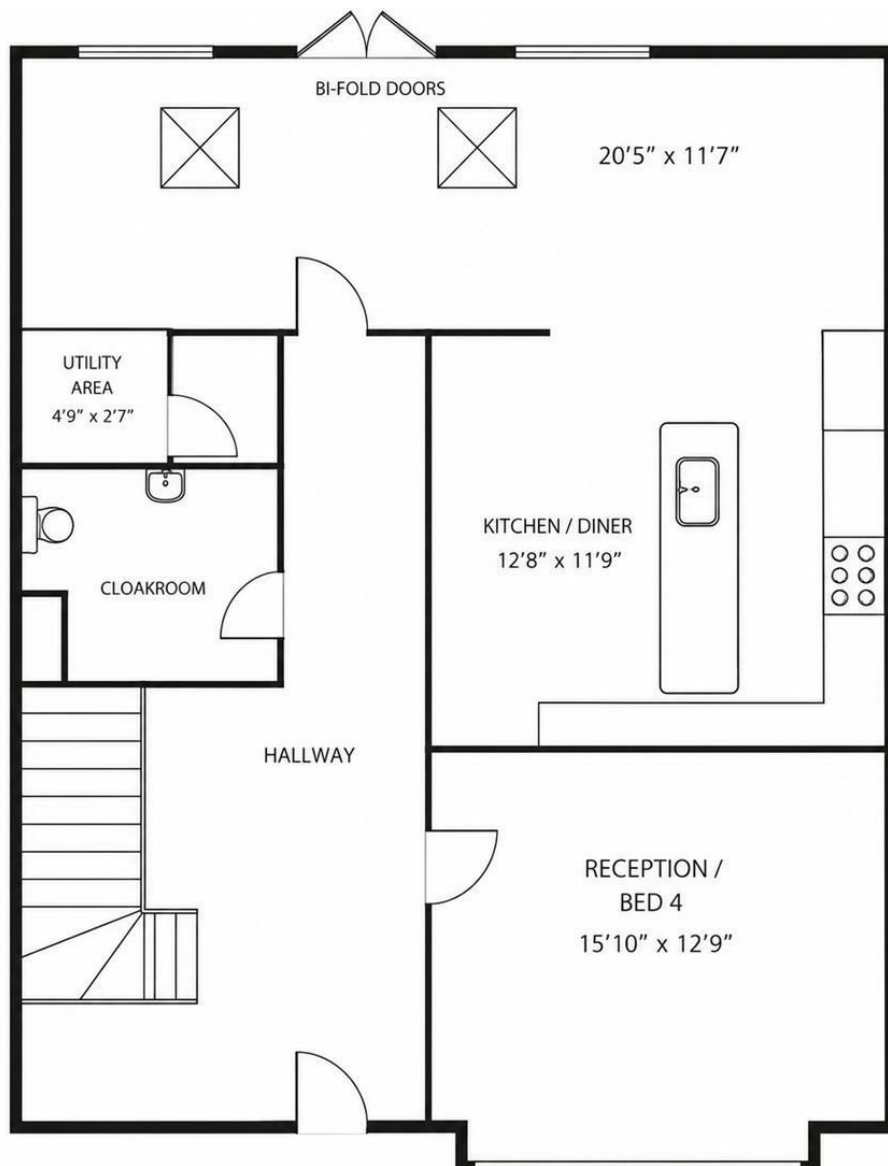
This beautifully renovated mid-terrace home has been thoughtfully redesigned and finished to a high standard throughout, offering stylish, contemporary accommodation that's ready to move straight into.

The heart of the home is the impressive open-plan kitchen, dining and family room, creating a bright and sociable space ideal for modern living. Featuring a sleek fitted kitchen and direct access to the private rear garden, it's perfectly suited to both everyday family life and entertaining guests.

The ground floor also benefits from a convenient cloakroom, separate utility area, and a versatile fourth bedroom or additional reception room, ideal as a home office, playroom or guest accommodation.

Upstairs, the property offers three well-proportioned bedrooms, together with a beautifully appointed contemporary family bathroom finished with quality fixtures and fittings.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Toomey Estate Agents Sales

333a London Road
Mitcham
Surrey
CR4 4BE

0208 715 9333

enquiries@toomeyestateagents.co.uk

www.toomeyestateagents.co.uk



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