



ASHBOURNE ROAD, CR4
OIEO £675,000 FREEHOLD

A THREE BEDROOM MODERN BUILD HOUSE WITH A GARDEN.

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DESCRIPTION:

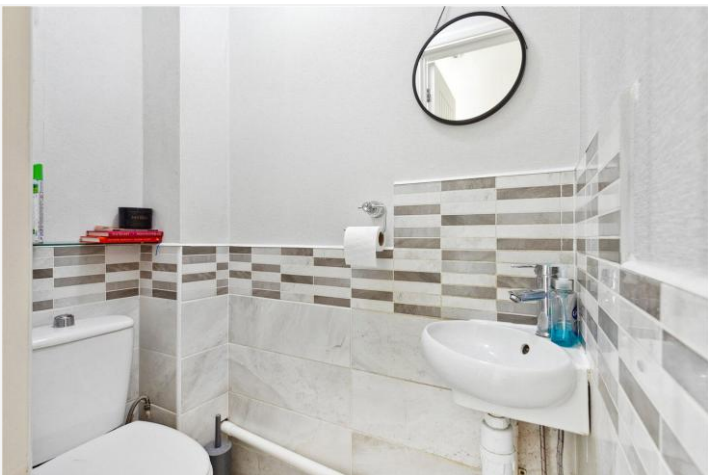
Upon entering this three-bedroom modern build home, you're welcomed by engineered wood flooring that flows seamlessly into a bright, open-plan kitchen and dining area. The kitchen features a sleek, modern design with white gloss units, a front-facing double glazed window, a range of wall and base cabinets, and integrated appliances. Just off the entrance hall, there is the added convenience of a downstairs WC, finished with contemporary fittings—ideal for guests and everyday family living.

Beyond the dining space, the reception room is bathed in natural light thanks to a skylight and double doors that open out to the rear garden — perfect for indoor-outdoor living.

Upstairs, there are three well-proportioned bedrooms, each benefiting from engineered wood flooring and double-glazed windows. The family bathroom is bright and contemporary, complete with modern fixtures and fittings, tiled flooring, and a stylish splashback.

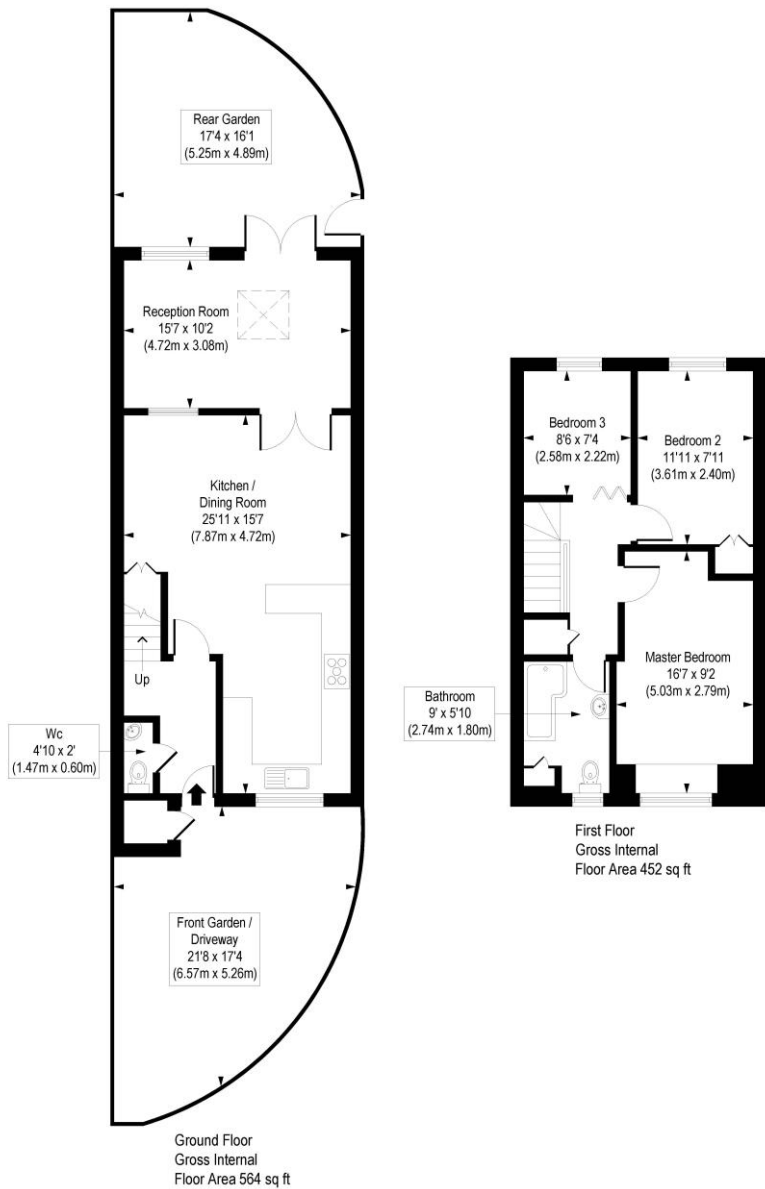
Ashbourne Road, is a tranquil residential street renowned for its family-friendly ambiance and strong community spirit. The area boasts a variety of local amenities, including shops, cafes, and reputable schools, making it an ideal location for both families and professionals. Residents benefit from excellent transport links, with Tooting railway station (0.5miles) nearby, offering Thameslink services on the Sutton Loop Line, providing convenient access to Central London and beyond. Additionally, Mitcham Eastfields (0.8miles) and Mitcham Junction (2.0miles) stations are within easy reach. For those preferring the Underground, Tooting Broadway station on the Northern line is also accessible, facilitating swift journeys across the city. The area is enriched by nearby green spaces such as Figges Marsh and Mitcham Common, offering ample opportunities for outdoor leisure and recreation.

Merton Council Tax Band: D



Ashbourne Road, CR4

Approx. Gross Internal Floor Area 1016 sq. ft / 94.36 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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