



Elmfield Avenue, Mitcham, CR4

Kinleigh Folkard & Hayward





Elmfield Avenue, Mitcham, CR4
Asking Price £600,000
Freehold

Upon entering the property, you are welcomed by a beautiful front reception room, featuring an elegant bay window, decorative corning and an attractive fireplace, creating a characterful space. Beyond, a separate dining room provides ample room for a large dining table, making it ideal for family meals and entertaining.

To the rear, the kitchen offers a practical layout with a good amount of worktop space, room for a large fridge freezer and a generous oven with a five-burner hob. A couple of steps lead down to a useful utility area, where the washing machine is housed alongside a bespoke rear bench, adding further functionality to the space. Double doors open directly onto the private rear garden.

The first floor comprises two bedrooms, including a generous principal bedroom measuring approximately 13' x 11', complete with fitted wardrobes. A three-piece family bathroom is also conveniently located on this level. Stairs lead to the top floor, where a third bedroom provides versatile accommodation, ideal for guests, a growing family or a home office.

- Freehold
- Three bedrooms
- Reception room
- Dining room
- 87 ft Private rear garden
- EPC Rating D

Local Authority
Merton

For more information or to arrange a viewing please contact:

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This attractive three-bedroom mid-terrace freehold house on Elmfield Avenue, CR4, offers approximately 1,085 sq ft of well-proportioned accommodation, combining charming features with a practical layout and exciting potential for further improvement, subject to the necessary planning permissions.



Elmfield Avenue CR4
Approximate Area = 1085 sq ft / 100.7 sq m
(Including Limited Use Area(s) = 47 sq ft / 4.3 sq m)
For identification only - Not to scale

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kinleigh Folkard & Hayward. REF: 1531151

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