

# Truuli



## Kingsmead Avenue, Mitcham, Surrey, CR4

£645,000 Freehold

- Open plan kitchen & dining room
- Downstairs cloakroom
- Master bedroom on top floor with en suite
- Bi-folding doors leading to the garden
- Juliet balcony
- Herringbone flooring on the ground floor
- Self contained annexe to the rear

2, Lansdowne Road, Croydon, Croydon, CR9 2ER

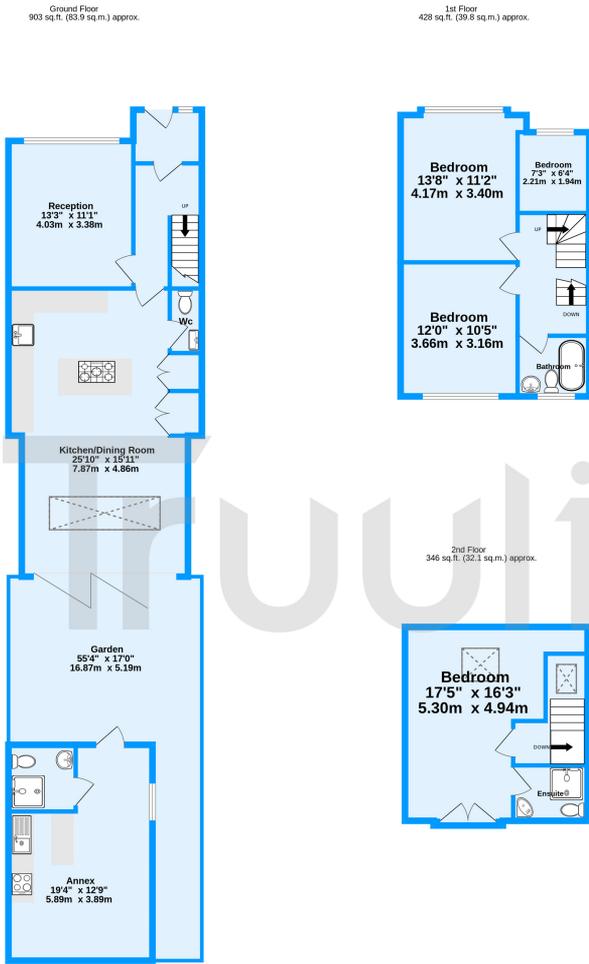
Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Kingsmead Avenue, Mitcham, Surrey, CR4

£645,000 Freehold

\*\*\* Vendor comments \*\*\* "From the first visit, we immediately fell in love with the spacious feel and the abundance of natural light that this home has to offer. The open living plan is great for entertaining indoors, and opening the bi-fold doors connects the living space to the garden which is perfect to host barbecues on long summer days....."



Kingsmead Avenue, Mitcham, CR4  
TOTAL FLOOR AREA: 1677 sq.ft. (155.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metroplan 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			90
(69-80) <b>C</b>		71	
(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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			90
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

