



FERNLEA ROAD, CR4
OIEO £675,000 FREEHOLD

AN IMMACULATE AND WELL PRESENTED THREE BEDROOM HOUSE.

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DESCRIPTION:

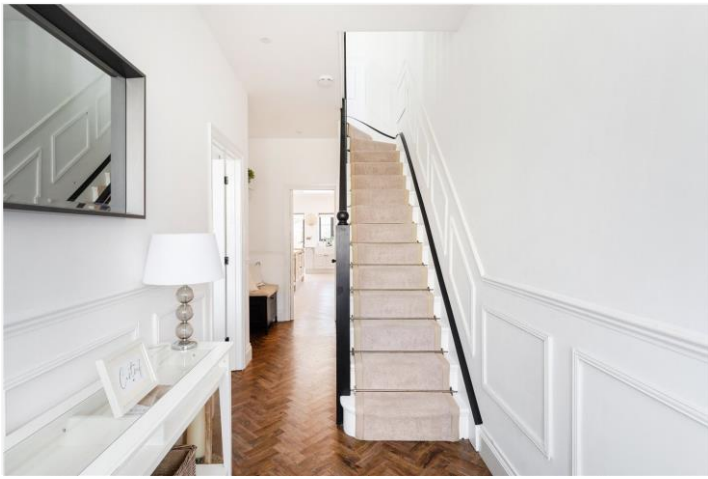
This immaculate, beautifully presented three-bedroom house offers exceptional charm and character. On the ground floor, a bright reception room awaits, complete with a fireplace, cornicing, traditional wall panelling, and window shutters. Towards the rear of the property, you'll find a separate WC adorned with exquisite Fired Earth tiles, as well as a bright utility room featuring ample storage and a butler sink.

The spacious, light-filled kitchen exudes traditional elegance, with a large central island offering abundant storage, a butler sink, light parquet flooring, and a stunning mirrored Fired Earth tile backsplash. There are two sky lights and large bi-fold doors which open to a south-facing, paved garden, seamlessly blending indoor and outdoor living. Both the kitchen and WC benefit from luxurious underfloor heating for added comfort.

Upstairs, you'll find two double bedrooms and one single bedroom, all comfortably carpeted. The master bedroom features elegant window shutters, adding a touch of privacy and charm. A stylish shower room with modern fixtures and fittings completes the upper floor, along with access to additional loft storage space.

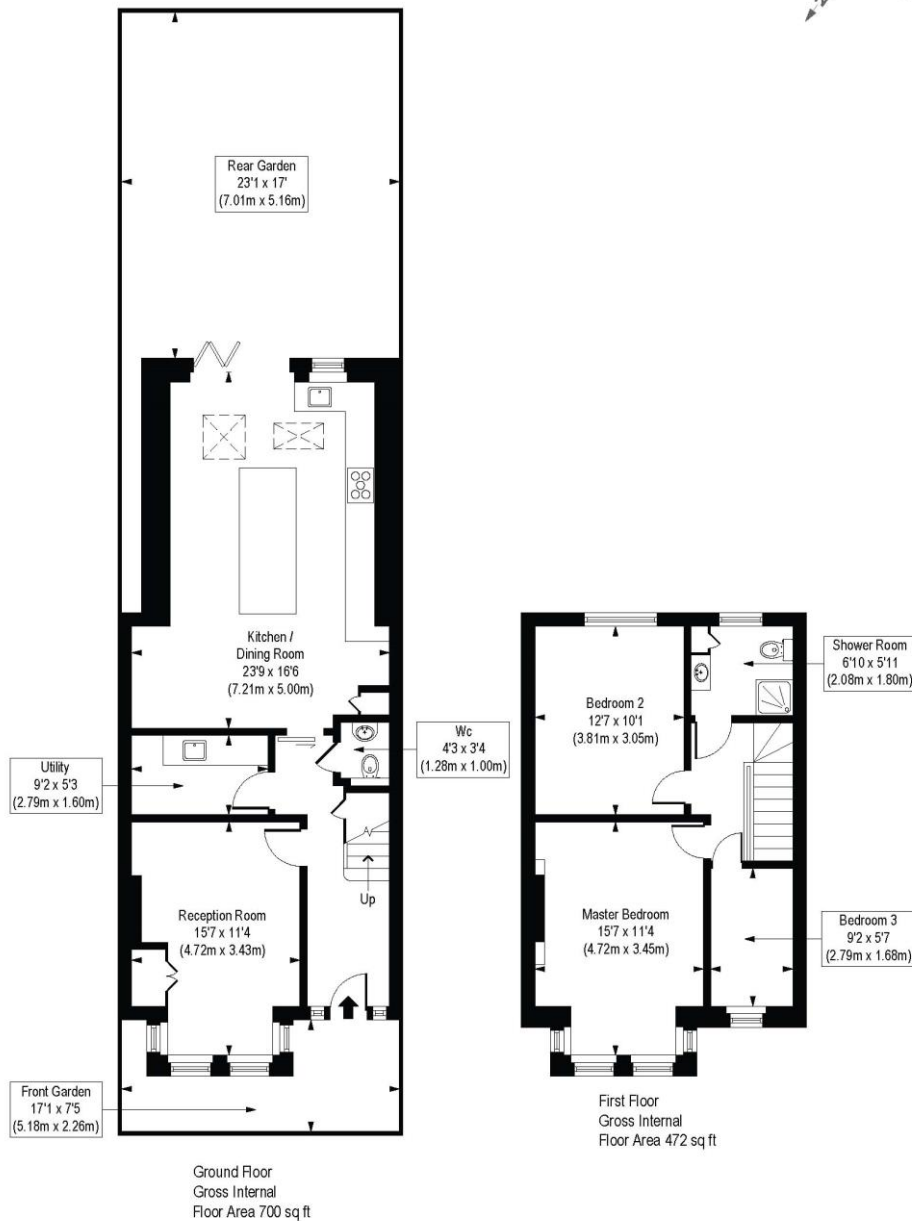
Fernlea Road in CR4 is a residential area in Mitcham, South London, known for its charming period homes and family-friendly environment. It offers convenient access to local amenities, including parks, shops, and schools. The area is well-connected by public transport, with Mitcham Eastfields (0.3 miles) and Tooting rail stations (0.8 miles) nearby, providing quick links to central London. The neighbourhood also enjoys proximity to open green spaces like Figges Marsh and Mitcham Common, making it popular among those seeking a blend of urban convenience and suburban tranquillity.

Merton Council Tax Band: D



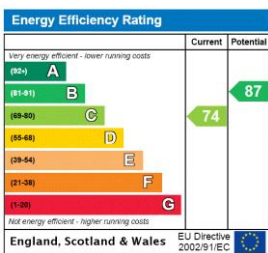
Fernlea Road, CR4

Approx. Gross Internal Floor Area 1172 sq. ft / 108.91 sq. m



COMPLIANT WITH BIC'S 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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