

Truuli



Goat Road, Mitcham, Surrey, CR4 4HU

£425,000 Freehold

- Off street parking
- Semi - detached family home
- Scope for loft extension (subject to planning permission)
- Green open expanses within walking distance
- Walking distance to Mitcham Junction station and tram stop
- Excellent local amenities nearby

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: save@truuli.co.uk Web: www.truuli.co.uk

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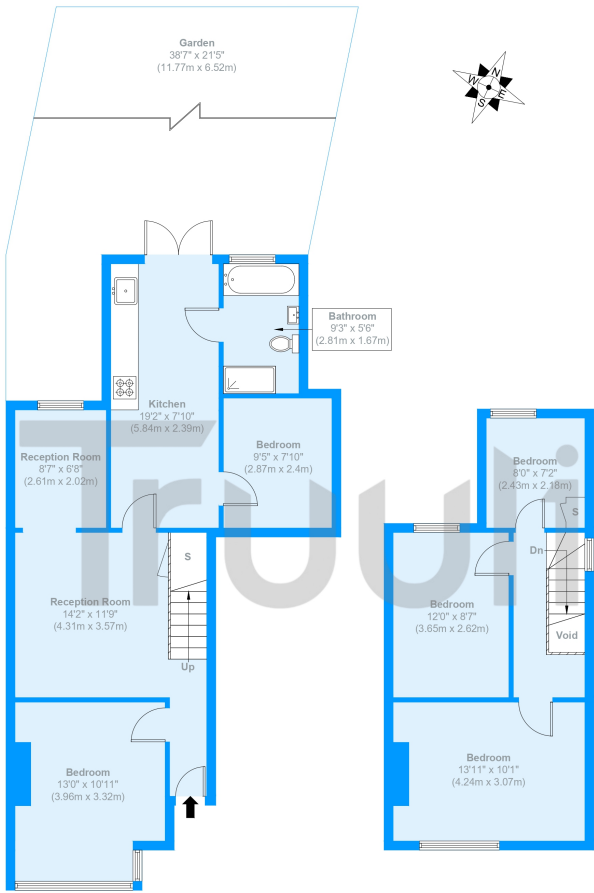
*** Vendor's comments *** " This house has been our beloved home for over 20 years and it's easy to see why we've stayed so long. A spacious end-of-terrace, it offers three reception rooms—two of which we've used as additional bedrooms—giving us plenty of flexibility over the years.


The location is ideal, just minutes from Mitcham Junction station and tram stop, right by the golf course, with easy access to local shops and beautiful green spaces.

Families will love being close to excellent schools, many with strong Ofsted reports. If you enjoy walking, you're in luck; this is a fantastic green belt area, with Beddington Park just a short stroll away. Follow the Wandle River and you'll discover some truly beautiful natural scenery.

One of our favourite local traditions is the popular Saturday shellfish stall, where regulars from near and far gather, it's a great way to meet people in the community!"

Goat Road



Ground Floor Approximate Floor Area 675 sq. ft (62.7 sq. m)		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	58	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		

7.1 sq m / 1045 sq ft

used for illustrative purposes only. The plan has been prepared in accordance with the Energy Rating Scheme for Buildings (ERSB) and is not to be relied on. Maximum lengths and widths are represented on the floor plan. If you are in any doubt, please consult your own inspection of the property.

