



Abbotts Road, Mitcham, Surrey, CR4 1JS

£600,000 Freehold

- Versatile layout
- Two bathrooms and a ground floor WC
- Peaceful and quiet residential area
- Stones' throw away from Mitcham Common

- Active allotment area nearby
- Green spaces and parks just a short walk away for relaxation and outdoor activities
- Croydon & Mitcham Town centres are a short bus ride away

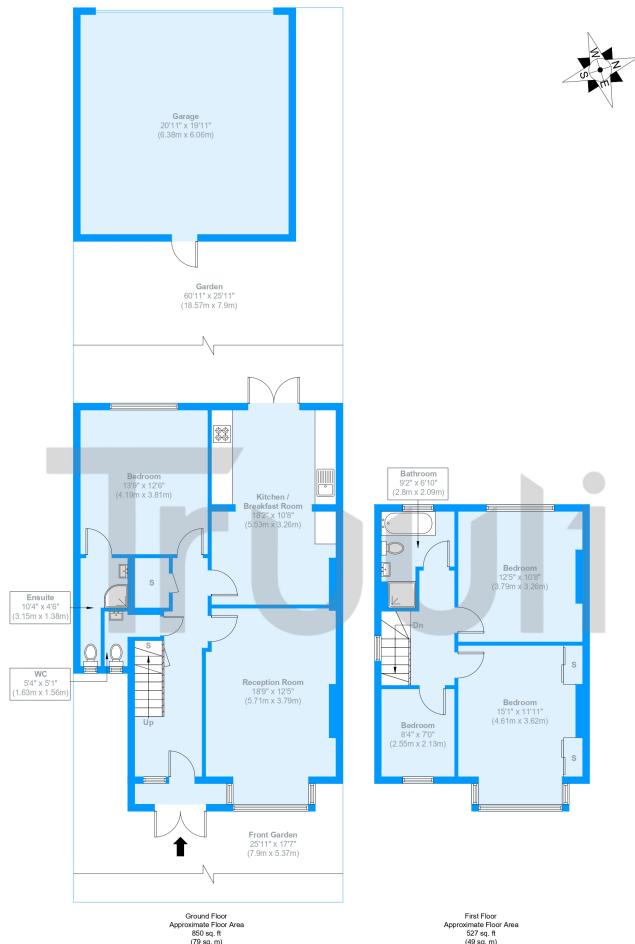
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*** Vendor's comments *** "My children and I have called this house home for 13 happy years. I bought it as a three-bedroom property and extended it to create the versatile four-bedroom layout you see today, with two bathrooms and three toilets. It's been a wonderful space for our family."

This particular side of Abbotts Road is so peaceful and being just a stone's throw from the Common has been a joy. We've spent countless hours over at the beautiful Mill Pond on the far side of the Common, a proper hidden gem for walks and picnics with the kids."

Abbotts Road



Approximate Gross Internal Area = 128 sq m / 1378 sq ft

Garage = 39.7 sq m / 427 sq ft

Total = 167.7 sq m / 1805 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(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	

