



**Woodstock Way
Mitcham
Surrey
CR4 1BE**

Offers in Excess of £487,000

bettermove

Woodstock Way Mitcham

Bettermove are proud to present this 3 bedroom semi-detached house in Eastfields, Mitcham available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via a front driveway.

The council tax band is D.

The interior of this property comprises a spacious living room, dining room, a large study and fitted kitchen. The property also benefits from a second reception/occasional bedroom on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Mitcham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

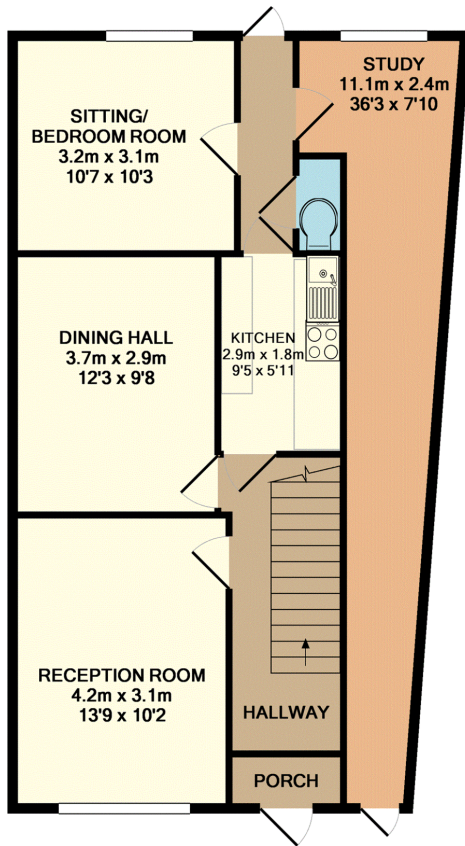
Excellent transport connections can be found from Mitcham Eastfields Rail Station and a short drive to the M4.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

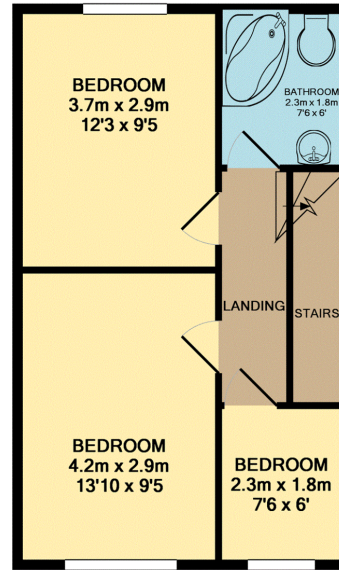
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





GROUND FLOOR
APPROX. FLOOR
AREA 67.1 SQ.M.
(723 SQ.FT.)



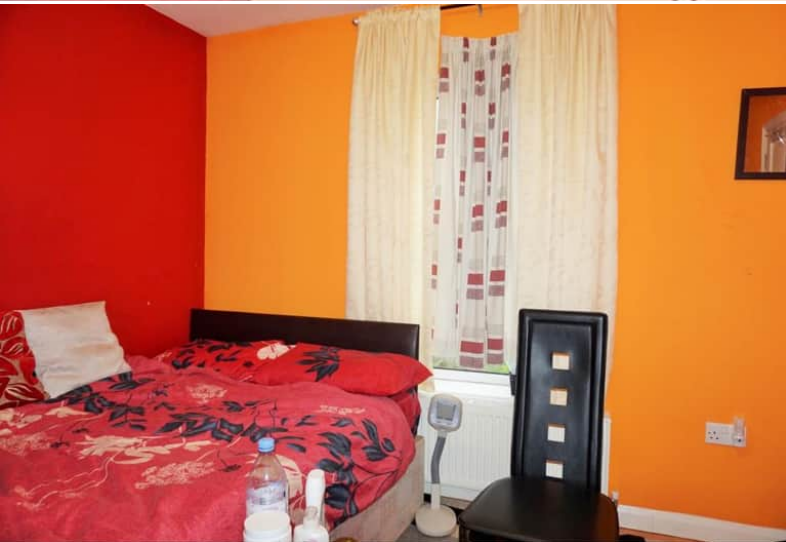
1ST FLOOR
APPROX. FLOOR
AREA 37.4 SQ.M.
(403 SQ.FT.)

TOTAL APPROX. FLOOR AREA 104.5 SQ.M. (1125 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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