

Truuli



Manor Way, Mitcham, Surrey, CR4

£550,000 Leasehold

- Off street parking
- Four bedroom family home
- Open and inviting reception / dining room
- Feature fireplace
- Close proximity to all local amenities & transportation

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

Tel: 0330 043 0002

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

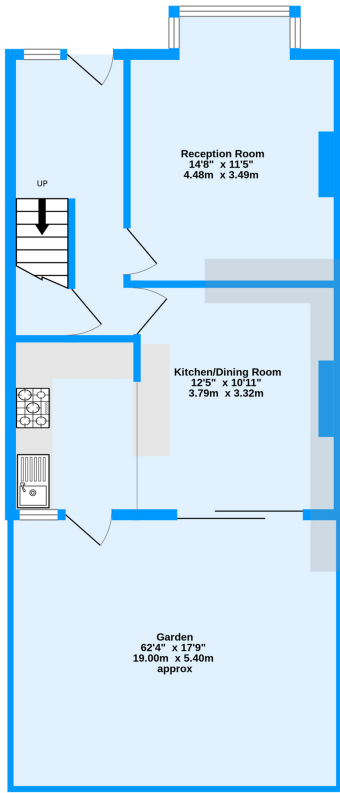
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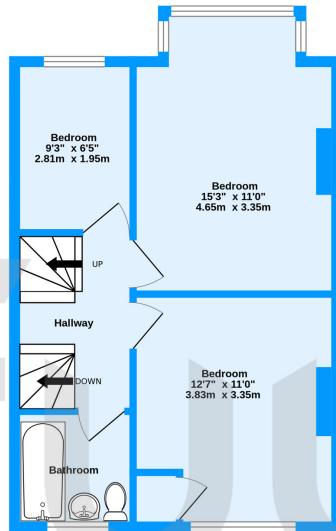
*** Vendor comments *** "This house belonged to my grandmother and has been filled with a lot of love, laughter and good times.

Mitcham Eastfield Station is approximately a brisk 10-15 mins walk away, offering fast links into London via southern and City Thameslink services".

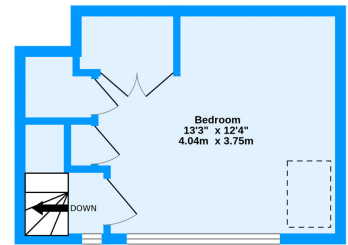
Ground Floor
448 sq.ft. (41.6 sq.m.) approx.



1st Floor
450 sq.ft. (41.8 sq.m.) approx.



2nd Floor
206 sq.ft. (19.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

