

Truuli



Bennetts Close, Mitcham, Surrey, CR4 1NS

£450,000 Freehold

- Off street parking
- Fully fitted modern kitchen
- Close to good ofsted rated schools
- Cul de sac location
- Downstairs cloakroom
- Close to both Mitcham Eastfields & Streatham Common Stations
- Sought After Residential Location

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

Tel: 0330 043 0002

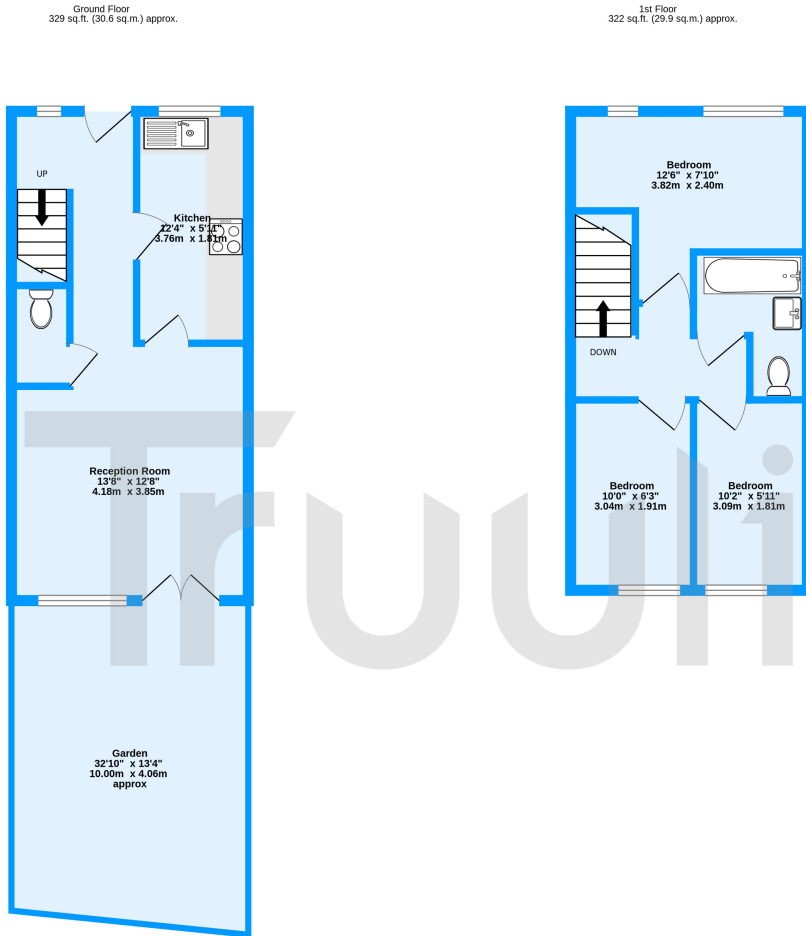
Email: save@truuli.co.uk Web: www.truuli.co.uk

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*** Vendors comments *** "This house is in a sought-after, quiet cul-de-sac street away from the main road, which allows children to play outside freely and has access to excellent amenities; a GP Surgery, primary schools, and two secondary schools, all within a 10-15-minute walk.

There is a wide variety of local amenities, including well-known supermarket brands such as Sainsbury's, Lidl, and M&S. Signor Ciccio Italian Restaurant, Nando's and Weatherspoon's. There is also a wide array of gyms, including Virgin Active and Pure Gym".



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 TOTAL FLOOR AREA : 651 sq.ft. (60.5 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+)	A		88
(81-91)	B		
(69-80)	C	74	
(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	

