

Truuli



Cambridge Road, Mitcham, Surrey, CR4 1DW

£460,000 Freehold

- Semi - detached family home
- Three - well proportioned bedrooms
- Scope for extension (STPP)
- Walking distance to Mitcham Eastfields station
- Walking distance from Mitcham Common
- Close to local amenities

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

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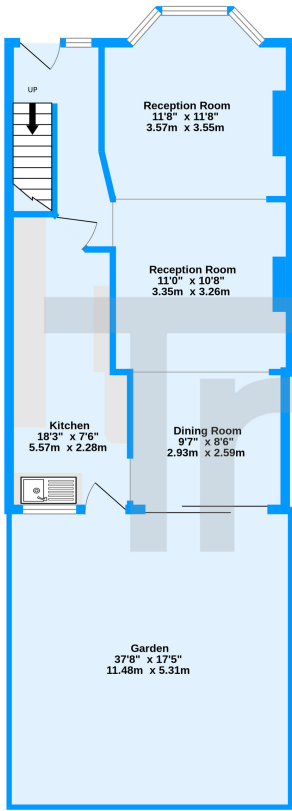
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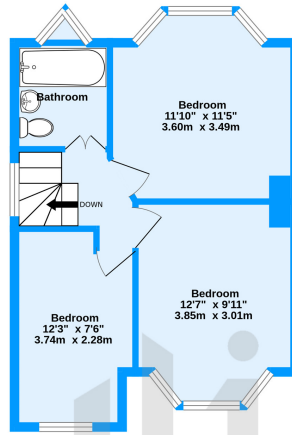
This bright semi-detached family home, located on a quiet residential road just off Tamworth Lane offers the scope to extend (subject to planning permission).

The property is situated near Mitcham Eastfield's within the London Borough of Merton and with Mitcham Common within walking distance gives you countryside living but leaves you still within reach of London Victoria in 19 minutes and London Bridge in 26 minutes from Mitcham Eastfield's Station.

Ground Floor
507 sq.ft. (47.1 sq.m.) approx.



1st Floor
400 sq.ft. (37.2 sq.m.) approx.



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TOTAL FLOOR AREA: 907 sq.ft. (84.2 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		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

