

Truuli



Kingdene Cottage, Lower Green West, Mitcham, Surrey, CR4 3AF

£375,000 Share of Freehold

- Charming ground floor cottage conversion
- Bright and welcoming interior blending charm & modern living
- Large and sociable kitchen
- Low maintenance garden
- Wonderful and friendly community atmosphere
- Ofsted rated " Good & Excellent " schools locally
- Abundance of storage

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

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

Kingdene Cottage, Lower Green West, Mitcham, Surrey, CR4 3AF

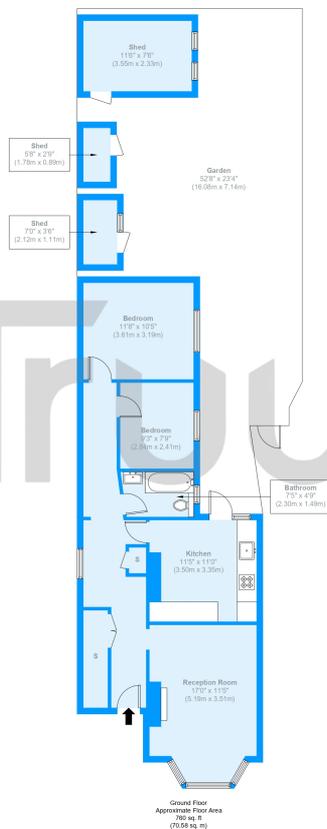
£375,000 Share of Freehold

*** Vendors comments *** "If these walls could talk, they would tell you about thirteen happy years, They would tell you about the smell of Sunday morning pancakes drifting from the Kitchen, the sound of our son's first bicycle wheels on the garden path and the gentle hum of community life beyond our front door.

When people visit, they always comment on the Kitchen. It is a proper, large kitchen with an abundance of storage, we have never wanted for space. It has been the backdrop to countless family meals, homework sessions and lazy Sunday mornings with the papers.

We are only leaving because we are moving back to Denmark to be closer to family. Otherwise, we would stay forever. This has been our sanctuary, and now we are ready to pass it on to someone else who will love it as much as we do".

Lower Green West



Approximate Gross Internal Area = 70.58 sq m / 760 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.
Copyright © BleuPlan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

