

# Truuli



## Manor Road, Mitcham, Surrey, CR4

£675,000 Freehold

- End of terrace family home
- three bathrooms
- Juliet & Balcony
- Annex/Office in rear garden
- Abundance of natural light
- Ground floor extension
- Bi-folding doors leading to the garden
- Side access to property and garden
- Scope for loft extension (subject to planning permission)

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

Tel: 0330 043 0002

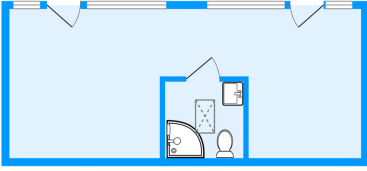
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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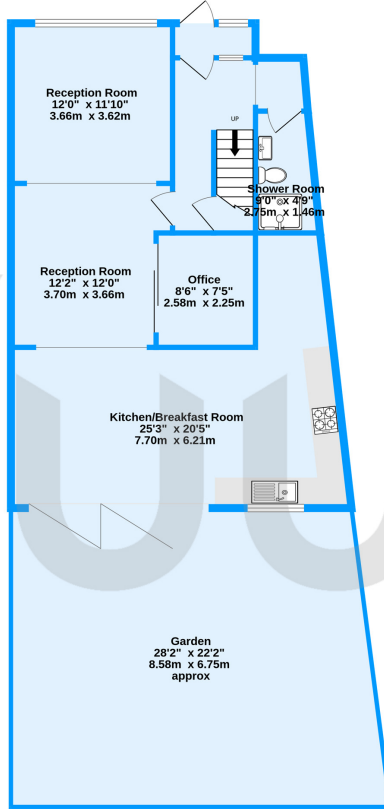
£675,000 Freehold

\*\*\* Vendors comments \*\*\* " I had the kitchen extended as I love entertaining and at the time was looking forward to live with my partner whose children would come to stay with us during their school holidays....."

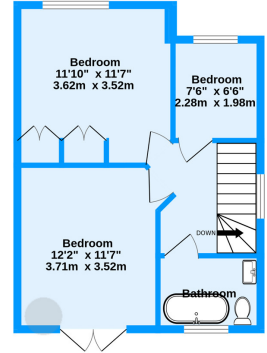
Annex  
311 sq.ft. (28.9 sq.m.) approx.



Ground Floor  
827 sq.ft. (76.8 sq.m.) approx.



1st Floor  
416 sq.ft. (38.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1554 sq.ft. (144.4 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) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 85        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 59                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

