

# Truuli



## Carshalton Road, Mitcham, Surrey, CR4

£400,000 Freehold

- Large rear garden
- Walking distance from Mitcham Common
- Close to Mitcham town centre
- Scope for loft & rear extension (subject to planning permission)
- Downstairs cloakroom
- Chance to put your own stamp on a property

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

Tel: 0330 043 0002

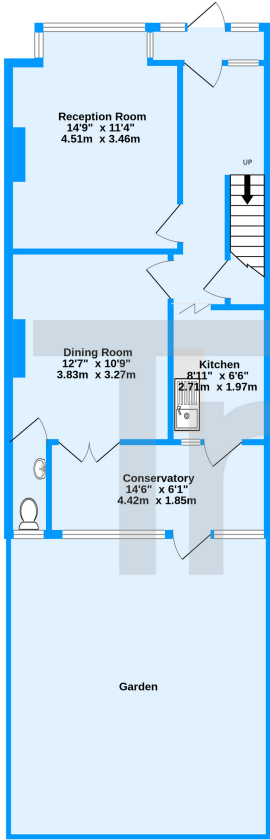
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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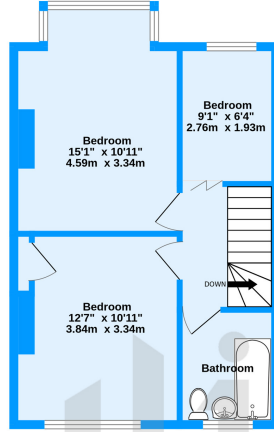
£400,000 Freehold

\*\*\* Vendor comments \*\*\* "My family moved to this house in 1951. There were 6 of us. Very little has changed here. The green in front of the house sheltered from the main road by trees, Mitcham Common and the golf course are just across the main road and even some of my childhood neighbours still live here...."

Ground Floor  
564 sq.ft. (52.4 sq.m.) approx.



1st Floor  
443 sq.ft. (41.1 sq.m.) approx.



Carshalton Road, Mitcham, CR4  
TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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	

