

Truuli



Carshalton Road, Mitcham, Surrey, CR4

£400,000 Freehold

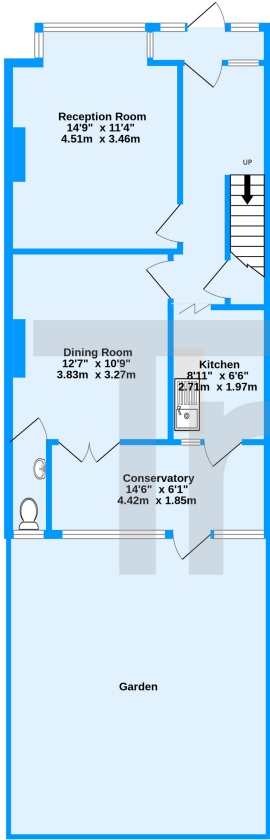
- Large rear garden
- Walking distance from Mitcham Common
- Close to Mitcham town centre
- Scope for loft & rear extension (subject to planning permission)
- Downstairs cloakroom
- Sought after location

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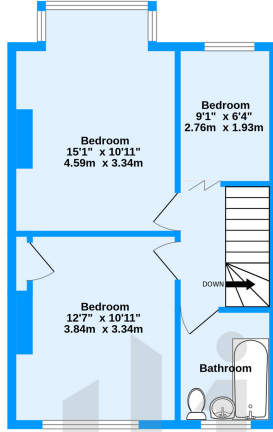
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CASH BUYERS ONLY *** Vendor comments *** "My family moved to this house in 1951. There were 6 of us. Very little has changed here. The green in front of the house sheltered from the main road by trees, Mitcham Common and the golf course are just across 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.



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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)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

