

Truuli



Tamworth Lane, Mitcham, Surrey, CR4 1DJ

£500,000 Freehold

- Scope for loft & rear extension (subject to planning permission)
- Close to "good" rated ofsted schools
- 0.3 miles approximately (6 mins) walk to Mitcham Common
- Walking distance to Mitcham Eastfields station
- Sought after location
- Close to local amenities and transportation

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

Tel: 0330 043 0002

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

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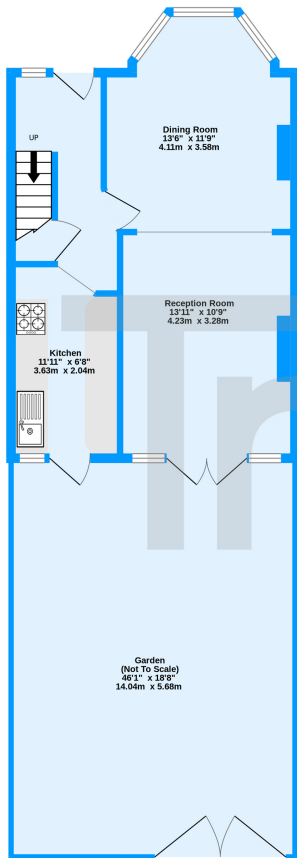
£500,000 Freehold

*** Vendors comments *** "When we first viewed the house, we loved how light and airy it was and that has not changed.

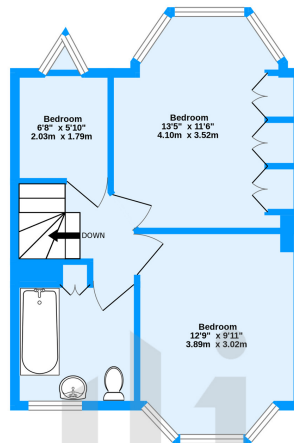
We have lived in this house for nearly forty years and have thoroughly enjoyed our time here. Our children were young and there are good schools nearby, which was also part of the reason we moved here.

Mitcham Common is minutes away and is a lovely place to spend time with friends and family when the weather permits."

Ground Floor
432 sq.ft. (40.2 sq.m.) approx.



1st Floor
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

