

# Truuli



## Meopham Road, Mitcham, Surrey, CR4 1BJ

£475,000 Freehold

- No onward chain
- Close to transport
- Two separate reception rooms
- Three - well proportioned bedrooms
- Fully fitted kitchen
- Upstairs bathroom
- Front and rear garden
- Close to amenities

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

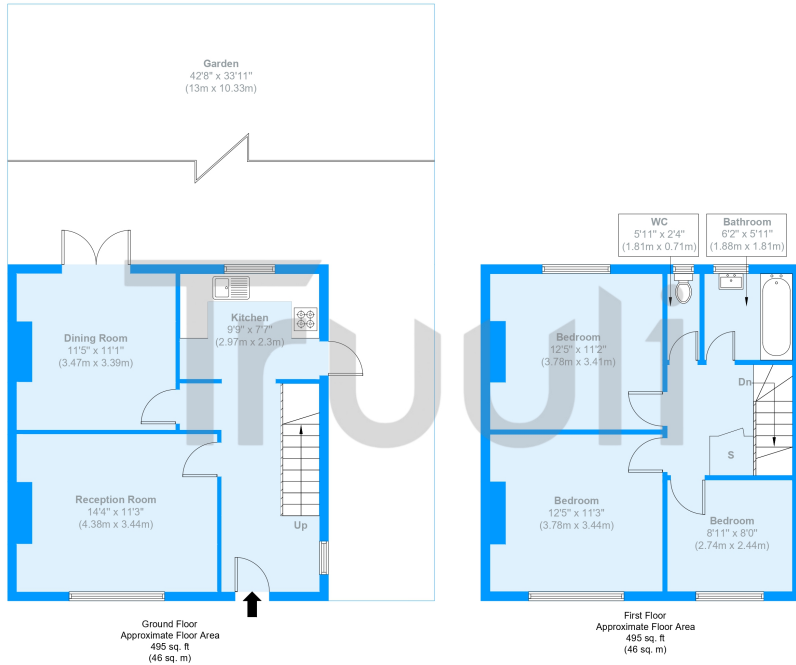
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Meopham Road, Mitcham, Surrey, CR4 1BJ

£475,000 Freehold

No onward chain! This fantastic home is a great opportunity to secure a property in a well-connected and family-friendly neighbourhood.

## Meopham Road



Approximate Gross Internal Area = 92 sq m / 990 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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	

