

Truuli



Beech Grove, Mitcham, Surrey, CR4

£500,000 Freehold

- Off street parking
- Three bedroom family home
- Separate kitchen
- Two reception rooms
- Scope for loft & rear extension (subject to planning permission)
- Close to "good" rated ofsted schools
- Walk to Mitcham Common

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

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Beech Grove, Mitcham, Surrey, CR4

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*** Vendors comments *** "Beech Grove is a lovely, quiet, no-through road. We have lived here for 11 years and have enjoyed our time thoroughly.

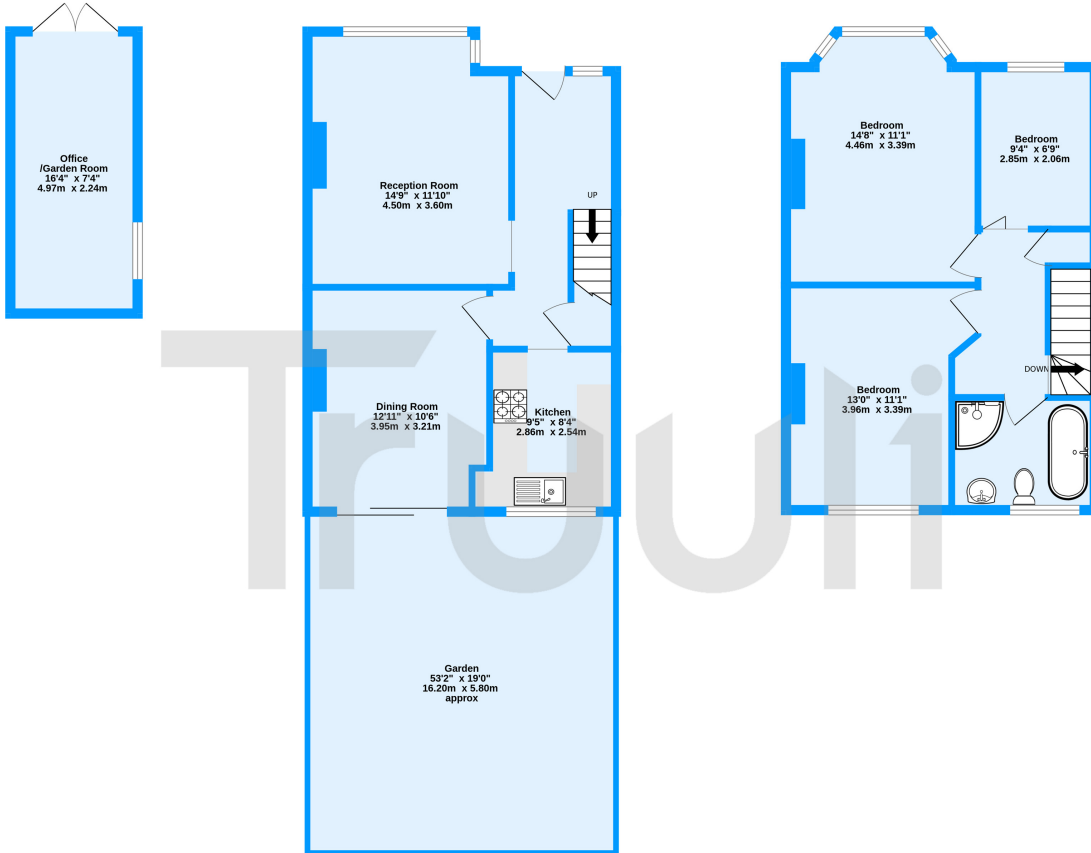
As soon as we walked through the front door we knew this house was the one for us! With its large welcoming hallway and landing and generous rooms, the house feels so spacious, we couldn't believe our luck.

We fell in love with the garden, it is gloriously sunny when the sun is out, with a lovely large pear tree and rose bushes that bloom beautifully throughout the summer....."

Garden Room
120 sq ft. (11.1 sq.m.) approx.

Ground Floor
470 sq ft. (43.6 sq.m.) approx.

1st Floor
465 sq ft. (43.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1055 sq.ft. (98.0 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 | | 90 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

