

Truuli



Warminster Way, Mitcham, Surrey, CR4

£525,000 Freehold

- Off street parking
- Scope for loft extension (subject to planning permission)
- Period character features
- Open plan kitchen & living space
- Summer house with electricity
- Conservatory
- 0.4 miles approximately (9 mins) walk to Mitcham Eastfields Station

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

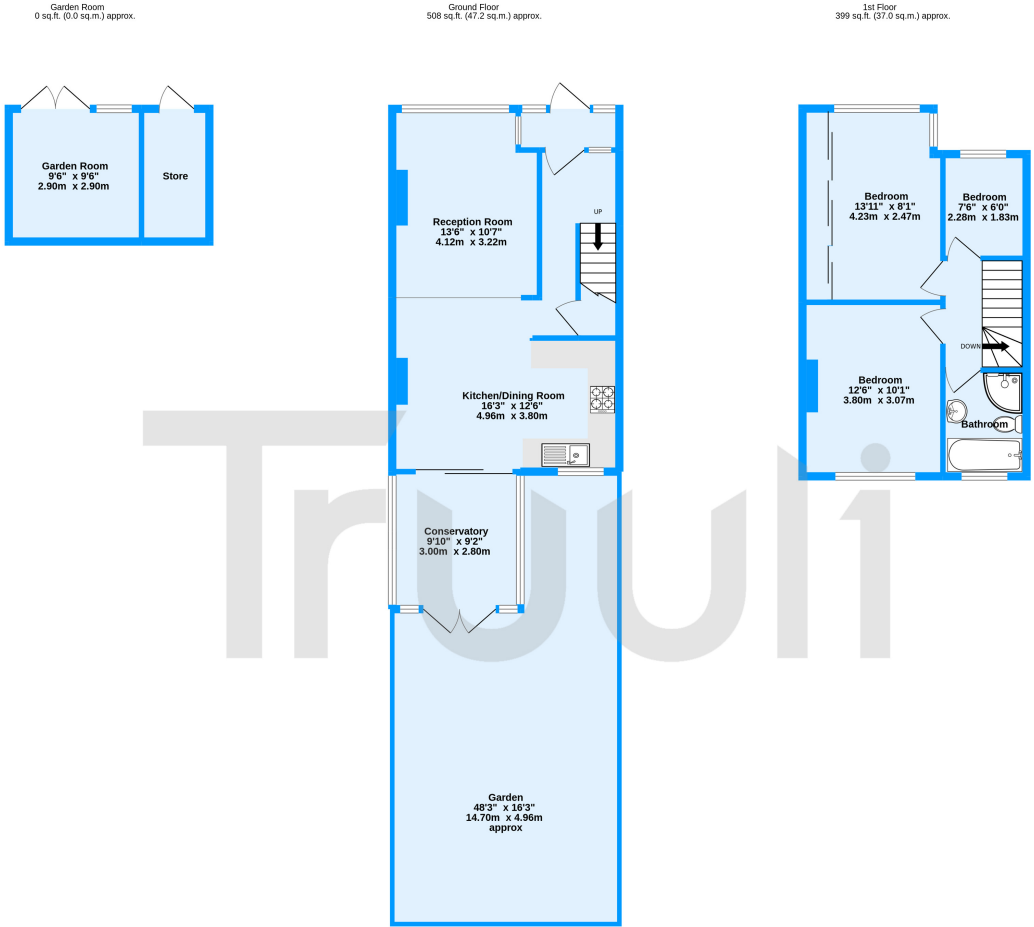
Tel: 0330 043 0002

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*** Vendors comments *** " If you are a lover of nature, outdoor life, and a relaxed environment then this garden will be perfect for you.... We have resident and visiting wildlife that have been living and nesting in our garden for over four years now. We love watching the hustle of them feeding their hatchlings. Our mature garden is a sight to behold in spring when all the gorgeous flowers and shrubs are in full bloom, and it is a fantastic place to spend a summer evening. In fact, we use it all year round....."



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TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

