

## Ewhurst Court, Phipps Bridge Road, Mitcham, Surrey, CR4 3PL

£275,000 Leasehold

- Charming private rear garden, perfect for relaxing and entertaining
- Convenient off-street parking, a rare and valuable benefit
- Superb transport connections within easy walking distance
- Close to a wide range of shops, cafés and everyday amenities
- Impressive large fitted kitchen with excellent storage and workspace
- Bright and beautifully spacious three-bedroom maisonette
- Warm and efficient gas central heating complemented by energy-saving double glazing for year-round comfort and peace

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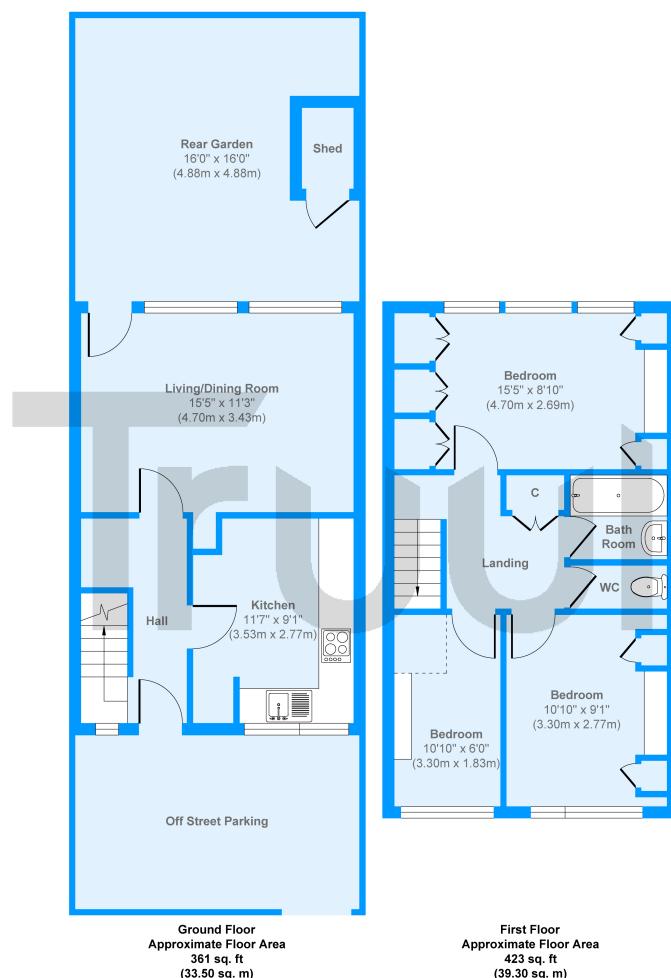
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\*\*\* Vendor's comments \*\*\* "For over 20 years, this has been more than just a maisonette at Ewhurst Court. It has been the heart of our family story. From my own childhood, to raising my young family within its walls, this home has been a constant source of joy and comfort. I bought it from my parents to continue that legacy. Now, as our family has grown and moved on, it is time for a new family to begin their chapter in this wonderful and spacious home."

This generously proportioned three-bedroom maisonette is filled with natural light and a welcoming sense of warmth. The layout is ideal for family life, beginning with a bright entrance hall that provides access to all ground-floor rooms. The heart of the home is the large reception room, a versatile space that has hosted countless family gatherings, quiet evenings and happy childhood moments. The fitted kitchen is both practical and inviting, complete with a built-in dishwasher, cooker and oven, ready for everyday meals and special occasions alike."

## Ewhurst Court



Approx. Gross Internal Floor Area 784 sq. ft / 72.80 sq. m (Excluding Shed)

Produced by Elements Property

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

