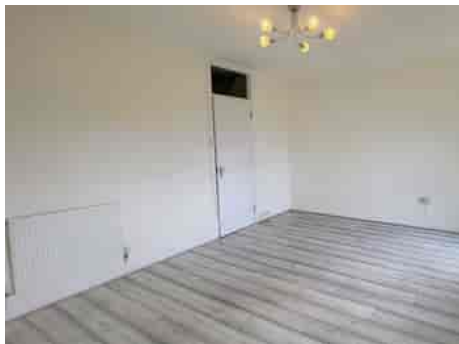


# Truuli



## 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
- 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

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

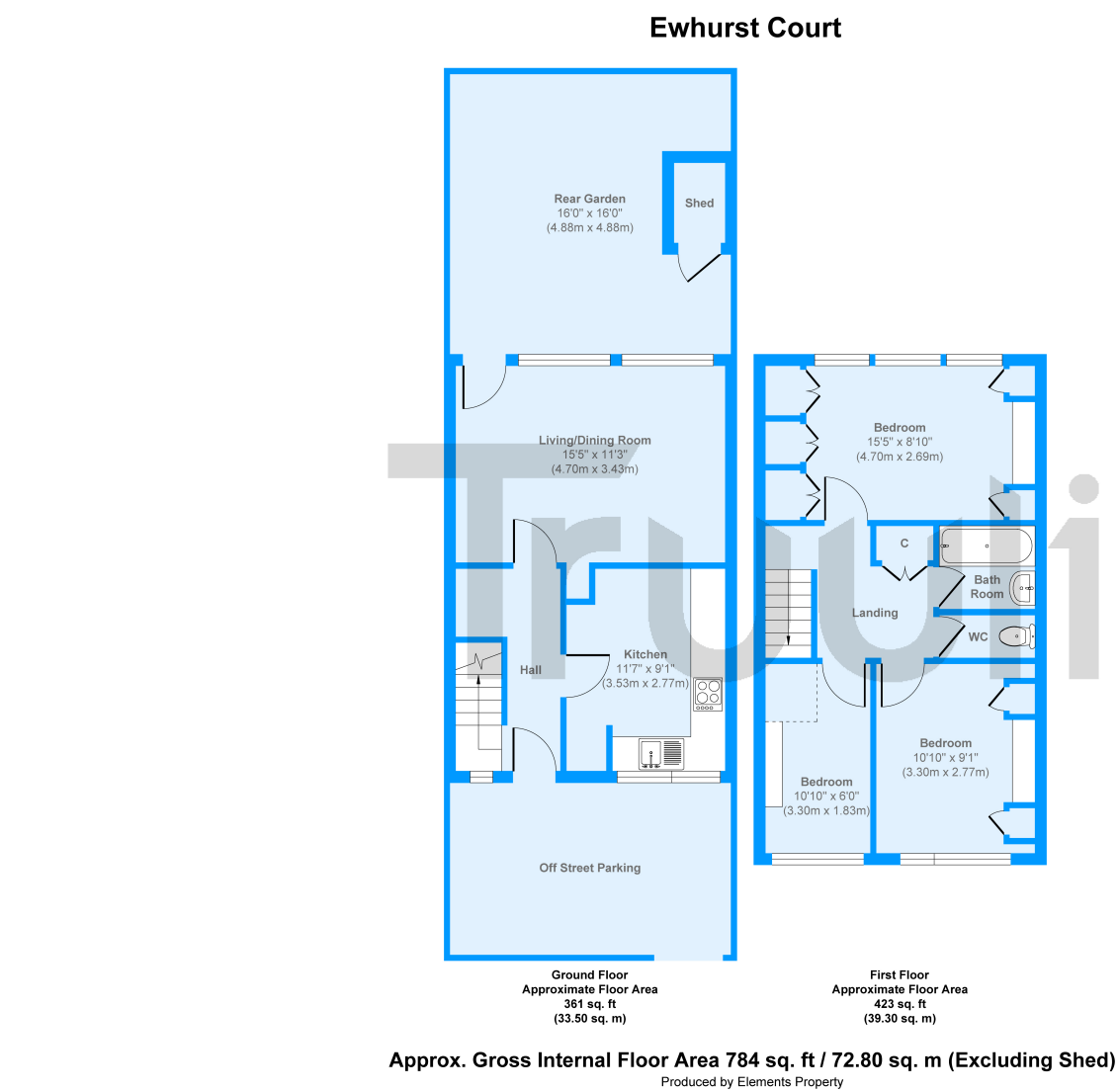
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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

£275,000 Leasehold

\*\*\* 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."



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(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		

