

Truuli



Edgehill Road, Mitcham, Surrey, CR4

£525,000 Freehold

- Within walking distance of Mitcham Eastfields Station
- Sought after location
- Close to "good" rated ofsted schools
- Close proximity to Tooting
- Scope to extend to the rear and in the loft (STPP)
- Garage
- Close to local amenities

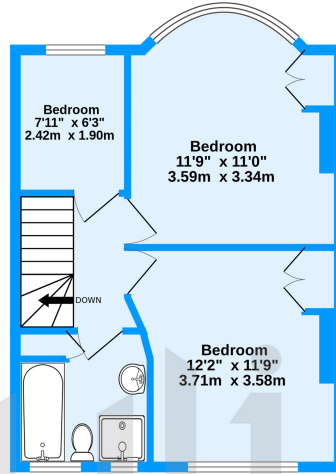
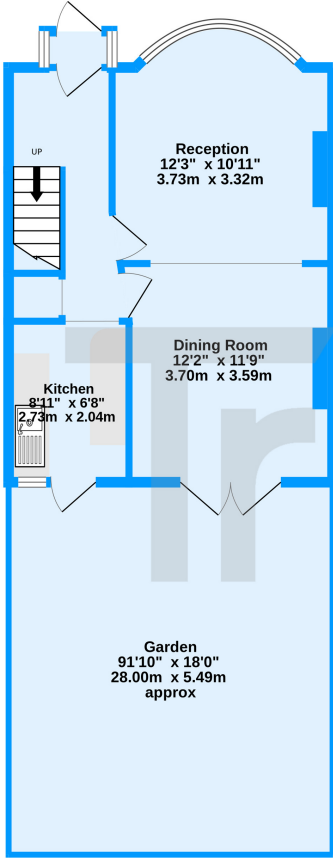
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*** Vendors comments *** " We have many happy memories in the house from both our children and grandchildren and will certainly miss the central location, having such easy access to London from Mitchem Eastfields train station, a 5-minute walk away, which is just 20 minutes into London Victoria...."

Ground Floor
430 sq.ft. (39.9 sq.m.) approx.

1st Floor
425 sq.ft. (39.4 sq.m.) approx.



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TOTAL FLOOR AREA: 855 sq.ft. (79.4 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			
(81-91) B			87
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

