

Truuli



Oak Lodge, Talbot Close, Mitcham, Surrey, CR4 1FF

£250,000 Leasehold

- No onward chain
- Large private balcony
- Close to Mitcham Common
- Move in condition ready
- Internal storage cupboard
- Close to Beddington Lane tram stop

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: save@truuli.co.uk Web: www.truuli.co.uk

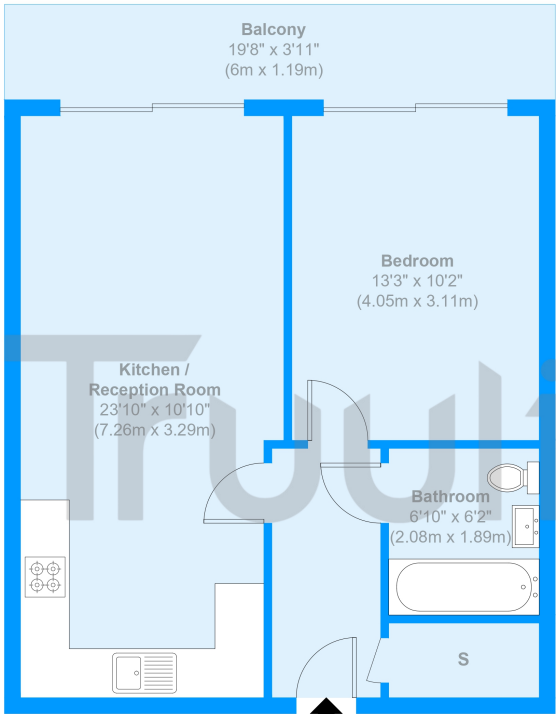
Oak Lodge, Talbot Close, Mitcham, Surrey, CR4 1FF

£250,000 Leasehold

Vendor's comments "After months of searching for a peaceful home close to nature, I found exactly what I was looking for in this unique property. Nestled in a quiet, leafy nook away from main roads, it offered the perfect balance of tranquillity and convenience.

The open-plan living room and kitchen provide a warm, welcoming space, filled with natural light thanks to large windows that frame the surrounding greenery. For me, it was a blank canvas with incredible potential – calm, bright, and beautifully connected to the outdoors."

Talbot Close



Third Floor
Approximate Floor Area
506 sq. ft
(47 sq. m)

Approximate Gross Internal Area = 47 sq m / 506 sq ft
Balcony = 7.1 sq m / 76 sq ft
Total = 54.1 sq m / 582 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BleuPlan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	83	83
(81-91) B		
(69-80) C		
(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		