

# Truuli



## Manor Road, Mitcham, Surrey, CR4 1JD

£550,000 Freehold

- Excellent and efficient transport links
- Open planned reception room
- Modern fitted kitchen
- Well proportioned bedrooms
- Double garage
- Excellent order throughout

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

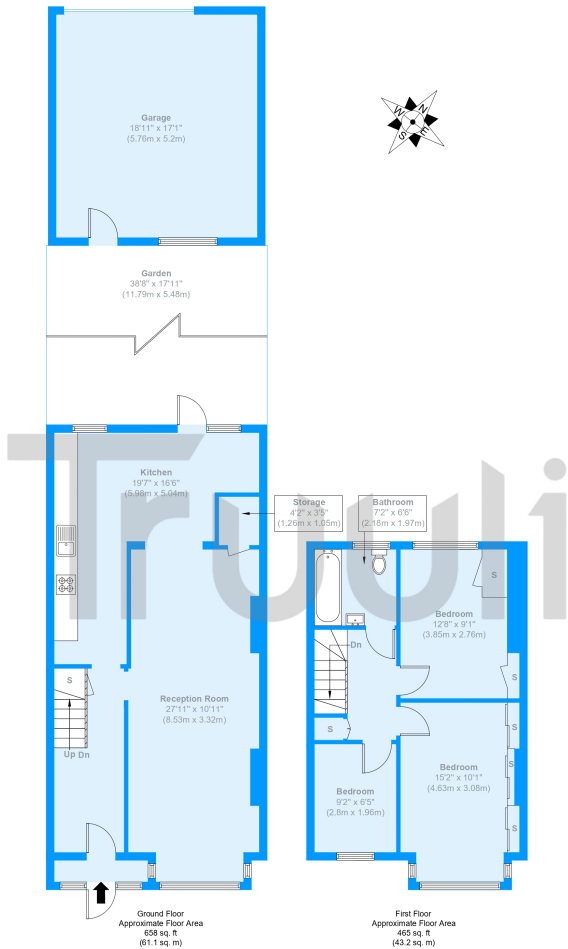
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Manor Road, Mitcham, Surrey, CR4 1JD

£550,000 Freehold

This extended 3-bedroom home is a perfect blend of comfort, style, and convenience. Whether you are upsizing, relocating, or looking for your forever home, Manor Road ticks all the boxes.

Manor Road



Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft

Garage = 30 sq m / 323 sq ft

Total = 134.3 sq m / 1446 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>70</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

