

Truuli



Mitcham Park, Mitcham, Surrey, CR4

£700,000 Freehold

- Off street parking
- Four bedroom family home
- Semi - detached house
- Close to a plethora of local transport and amenities
- Close to "good" rated ofsted schools
- Downstairs cloakroom
- Conservatory
- 80ft approx private rear garden

2, Lansdowne Road, Croydon, Croydon, CR9 2ER

Tel: 0330 043 0002

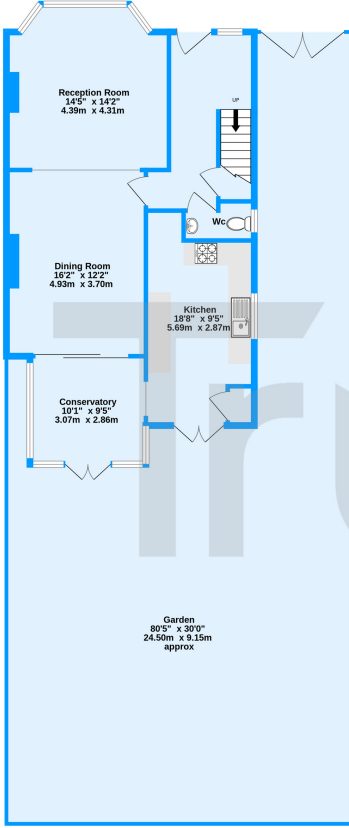
Email: save@truuli.co.uk Web: www.truuli.co.uk

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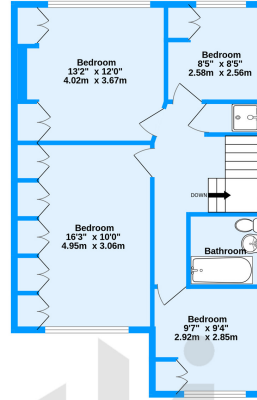
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*** Vendors comments *** " Mitcham Park is located in a fantastic area for transport (the tram and train station both being very local) and also has a variety of primary schools very nearby - one being where my four children went, which is less than a five-minute walk away. I will definitely miss this property because it is not a house but has been our home for a long number of years....."

Ground Floor
775 sq.ft. (72.0 sq.m.) approx.



1st Floor
660 sq.ft. (61.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1434 sq.ft. (133.3 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			81
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

