

Truuli



Cambridge Road, Mitcham, Surrey, CR4 1DW

£475,000 Freehold

- Walking distance from Mitcham Common
- Semi Detached
- Spacious Through Lounge
- Three Double Bedrooms
- Fitted Kitchen
- Family Bathroom
- No Onward Chain
- Viewings Are A Must

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

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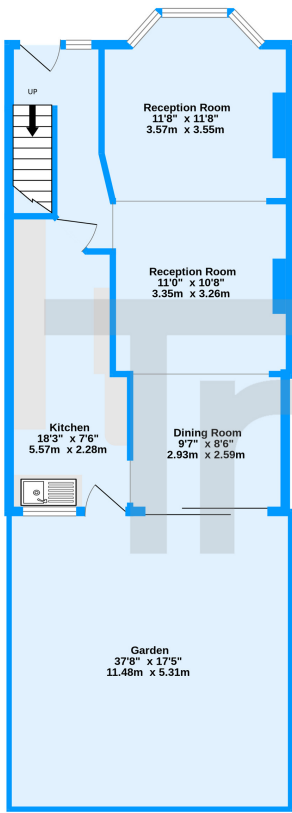
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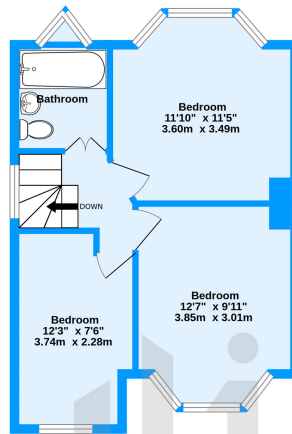
This bright and spacious semi-detached family home, nestled on a peaceful residential street just off Tamworth Lane, presents excellent potential for expansion (subject to planning approval).

Conveniently located near Mitcham Eastfields within the London Borough of Merton, the property is also a short walk from Mitcham Common, offering a serene, countryside feel while still being well-connected to central London. Enjoy a quick 19-minute commute to London Victoria and 26 minutes to London Bridge from Mitcham Eastfields Station.

Ground Floor
507 sq.ft. (47.1 sq.m.) approx.



1st Floor
400 sq.ft. (37.2 sq.m.) approx.



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TOTAL FLOOR AREA: 907 sq.ft. (84.2 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+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

