

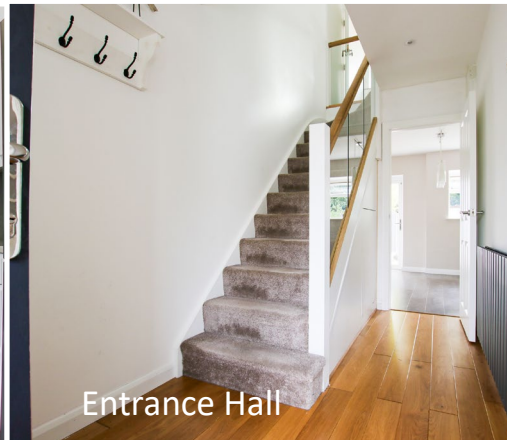




Lounge



Kitchen



Entrance Hall

### **The Property:**

Homecare Estates is proud to present to the market this extended four bedroom, two reception room, two bathroom terraced house. Split over three floors and decorated to a modern standard, benefits to note include; gas central heating, double glazing, West facing rear garden and no onward chain.

### **The Area**

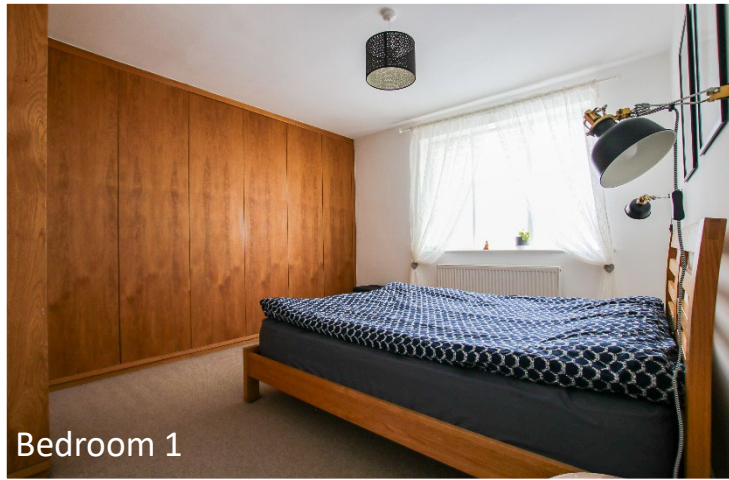
Located close to the borders of Mitcham, Hackbridge and Carshalton, the area benefits from convenient access to local shops and local bus routes. Hackbridge railway Station is situated only a 0.7 mile walk away, offering a Southern service to London Victoria and London Bridge. There is also a Tramlink at Mitcham Junction Station with services to Wimbledon, Croydon and Beckenham. Keen ramblers can discover the Wandle Trail, 12.5 miles stretching from East Croydon to Wandsworth, incorporating a network of over 40 green spaces and 12 nature reserves.

### **Amenities**

The local area has been undergoing an extensive redevelopment plan, boasting new housing and shops, including a Sainsbury's Local and a Lidl. The 143-acre Beddington Park (0.9 miles) with picturesque woodland walks in the estate around the Carew family's historic former manor house, has a cricket club and popular café, the park benefited from Heritage Lottery and Big Lottery Funding to deliver a £3.7m project to restore, conserve and enhance the facilities on offer.

### **Schools**

Locally there are popular schools such as Greenshaw High School, Carshalton High School for Girls both rated Good by Ofsted, Victor Seymour Infants School rated Outstanding, Wilson's School and Wallington County Grammar School both rated Outstanding by Ofsted.



Bedroom 1



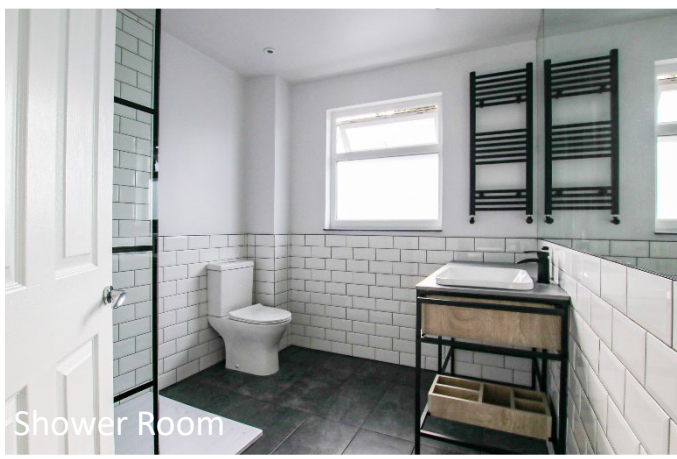
Bedroom 2



Bedroom 4



Bathroom



Shower Room



First Floor Landing



Rear Garden



Garage/Storage Unit



Rear Aspect/Garden

# Accommodation

**Entrance Hallway:** 12' 8" x 5' 11" (3.86m x 1.80m)

**Lounge:** 15' 8" x 12' 5" (4.78m x 3.78m)

**Dining Room:** 10' 9" x 9' 5" (3.28m x 2.87m)

**Kitchen:** 9' 7" x 8' 11" (2.92m x 2.72m)

**First Floor Landing:** 11' 7" x 7' 8" (3.53m x 2.34m)

**Bedroom 1:** 12' 9" x 12' 8" (3.89m x 3.86m)

**Bedroom 2:** 12' 10" x 10' 10" (3.91m x 3.30m)

**Bedroom 3:** 7' 9" x 6' 0" (2.36m x 1.83m)

**Main Bathroom:** 6' 8" x 5' 6" (2.03m x 1.68m)

**Second Floor Landing:** 8' 7" x 7' 6" (2.62m x 2.29m)

**Bedroom 4:** 17' 11" x 14' 5" (5.46m x 4.39m)

**Shower Room:** 8' 7" x 7' 3" (2.62m x 2.21m)

**Rear Garden:** 61' 6" x 21' 0" (18.75m x 6.40m)

**Garage/Storage Unit:** Access is to the rear but is currently fenced off. Currently used as a storage unit.

## General Information:

**Tenure:** Freehold

**Council:** London Borough of Sutton

**Council Tax Band:** Band: D (£2,239.56- 2023/24)

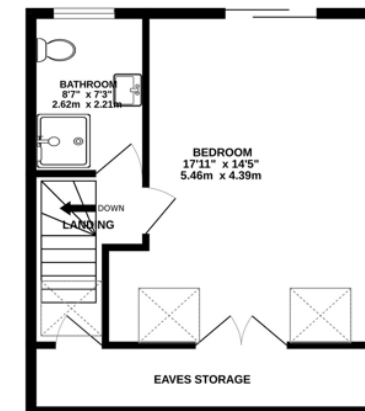
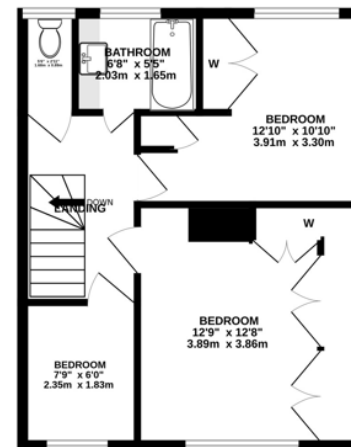
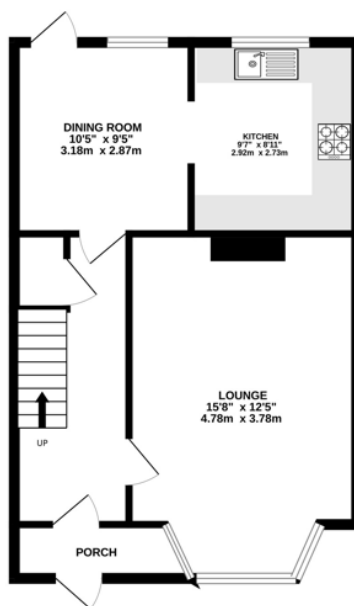
**Area/Size:** 1,399 square feet (130 square meters) This information has been supplied from the Energy Performance Certificate.

**Energy Efficiency Rating:**

Current - C 74

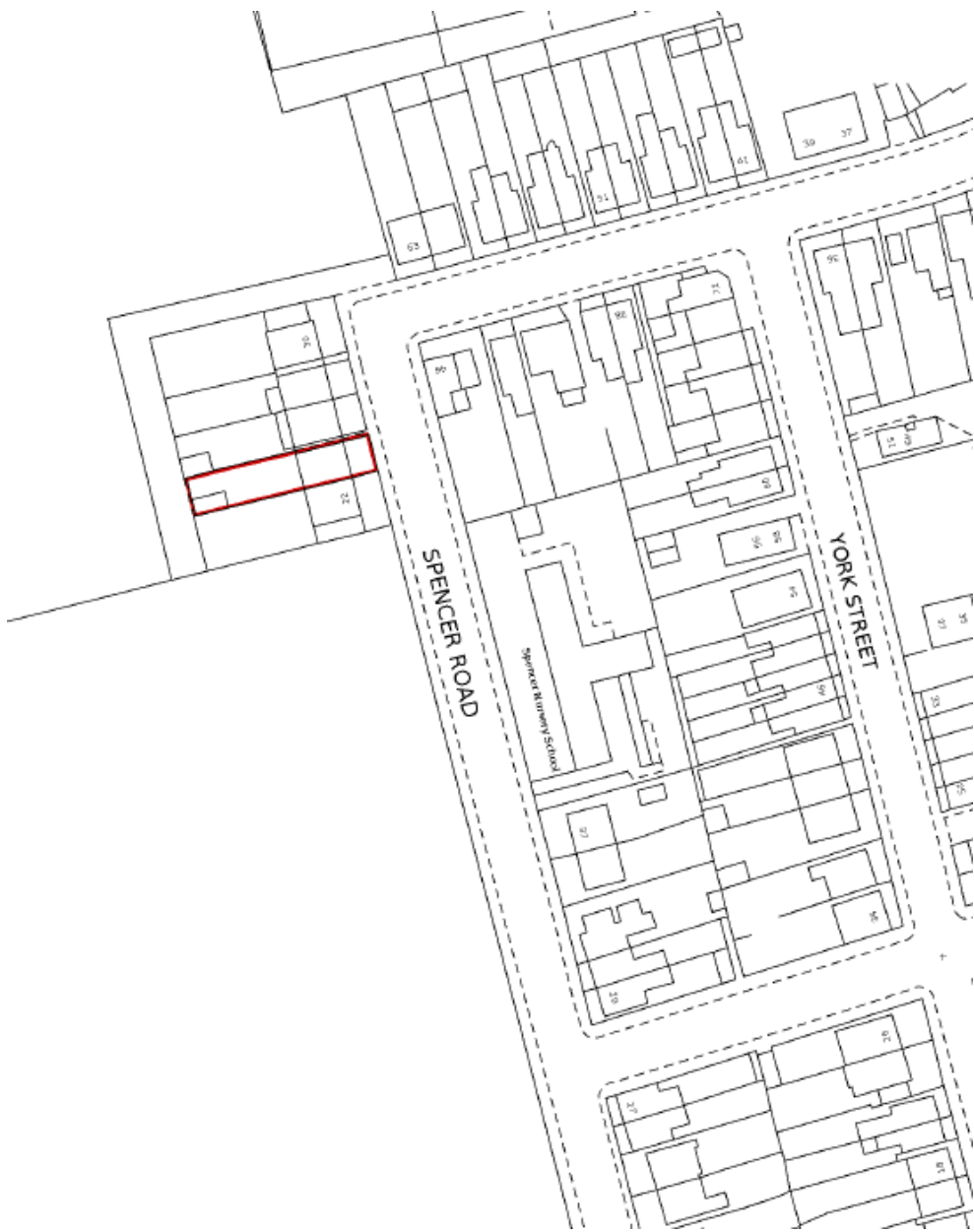
Potential - B 85

**Disclaimer - Homecare Estates strives to produce accurate information. However, this is intended to be used as guidance only. Purchasers are advised to instruct the correct professionals for independent advice on this property.**



# Selling & Letting Property Since 1991





## How To Make an Offer

Please use the following guidelines:

1. Email your offer to: **info@homecareestates.co.uk**
2. State the amount you wish to offer
3. State what timescale you wish to purchase the property
4. Confirm your position, for instance whether you are a First Time Buyer, Cash Buyer, if you have a property to sell etc.
5. If you require a mortgage, please state how much deposit you intend putting down
6. Please confirm if you have already been approved for a mortgage in principle
7. Please state your full name/s

Once we receive your offer, we will acknowledge it and get back to you as soon as possible to let you know if it is acceptable.

## Homecare Estates