

Truuli



Shropshire Close, Mitcham, Surrey, CR4 1XW

£450,000 Freehold

- Separate eat in kitchen / dinner
- Separate living room
- Self contained studio to the front
- Three bedroom family home
- Private balcony accessed from the reception room
- Large and well maintained communal park
- Two bathrooms

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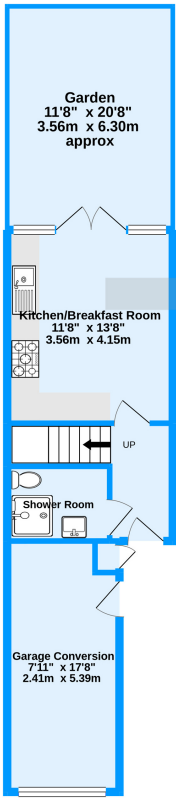
£450,000 Freehold

Tucked away within a peaceful and well-regarded residential enclave, this superb four-bedroom townhouse offers an exceptional balance of space, functionality, and comfort—perfectly suited to modern family living.

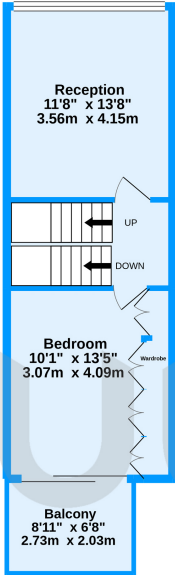
Arranged over three generous levels, the home opens with a welcoming entrance hall leading to a contemporary kitchen/breakfast room, guest WC, and an integral garage. From here, direct access to a private rear garden reveals a rare and tranquil outlook—backing onto a beautifully maintained communal park, offering a lush extension of outdoor living space seldom found in London.

The first floor features a spacious double bedroom and a stylish reception room with direct access to a private balcony—ideal for morning coffee or evening relaxation. On the top floor, you'll find a well-sized single bedroom, a sleek, fully fitted family bathroom and a further double bedroom, offering excellent versatility as a principal suite, guest room, or home office.

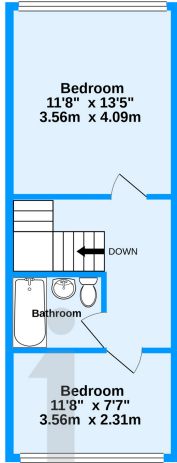
Ground Floor
396 sq.ft. (36.5 sq.m.) approx.



1st Floor
389 sq.ft. (36.1 sq.m.) approx.



2nd Floor
372 sq.ft. (34.5 sq.m.) approx.



Shropshire Close, Pollards Hill, CR4
TOTAL FLOOR AREA : 1157 sq.ft. (107.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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