MITCHAM ROAD
CROYDON

£389,950 FOR SALE

REF: 2438566

3 Bed, Terraced House, Private Garden

Close proximity to West Croydon Station - Scope to Extend (STPP) - Three Double Bedrooms - Large Eat-in kitchen -

A three bedroom house located within close proximity to West Croydon and Croydon town centre. The property offers three double bedrooms, a large kitchen/dining area, family bathroom, down stairs WC and homely reception room. The garden and loft provide scope to extend (subject to planning). This house is perfect for a young family looking to grow into it. To arrange a viewing please contact a member of our sales team on 0208 722 7200.

Train/Tube - West Croydon, East Croydon, Waddon, Therapia Lane
Local Authority/Council Tax - Croydon
Tenure - Freehold

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Reception Room

Reception alt

Kitchen/Diner

Kitchen

Bedroom 2

Bedroom 1

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Bedroom 3

External

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KITCHEN
17'7 x 7'9
5.4m x 2.4m

RECEPTION ROOM
9'9 x 9'7
3.0m x 2.9m

LOUNGE
11'6 x 10'5
3.5m x 3.2m

HALLWAY

BEDROOM
9'3 x 8'3
2.8m x 2.5m

LANDING

BEDROOM
10'6 x 8'7
3.2m x 2.6m

BEDROOM
12'8 x 10'9
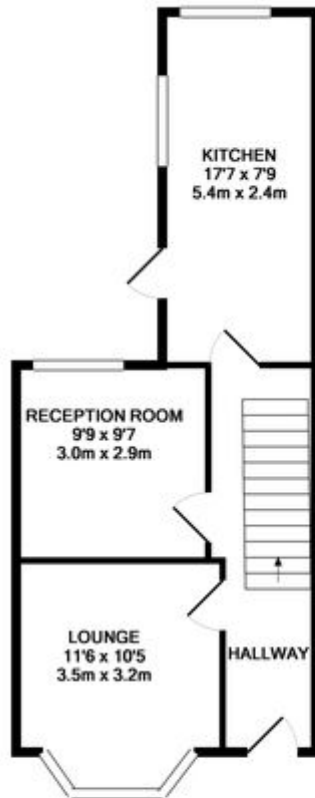3.9m x 3.3m

GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.
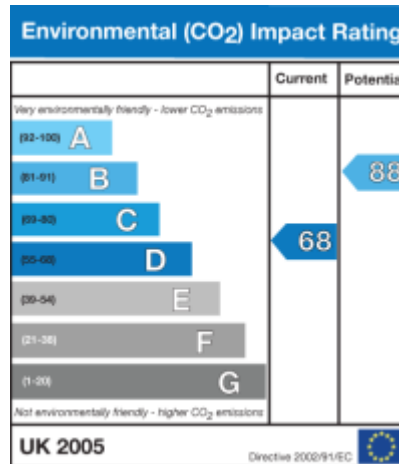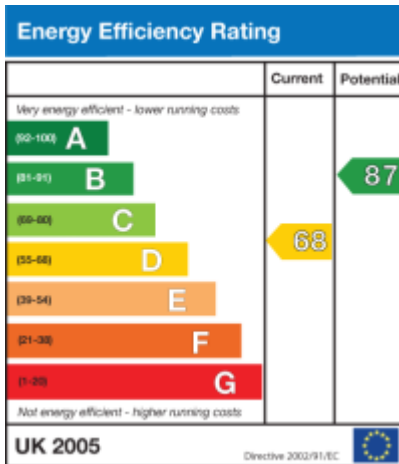
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

UK 2005   Directive 2002/91/EC

Environmental (CO2) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

UK 2005   Directive 2002/91/EC

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CALL 020 8772 7200

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Tooting Sales Office quoting 2438566

DISCLAIMER
VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING
We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.

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