



38 Wood Street, Mitcham, Surrey, CR4 4JS

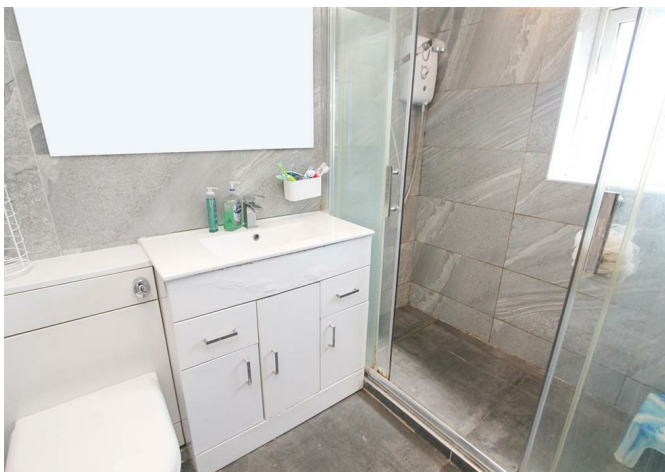


Guide price £425,000

Cromwells  
ESTATE AGENTS







Situated in a popular residential road close to Hackbridge Mainline station and a wealth of local shops and schools is this spacious two bedroom semi detached family home. The property benefits from a modern kitchen and bathroom, two reception rooms and a large rear garden.

#### Accommodation

Wooden front door to inner porch

#### Lounge

UPVC double glazed window to front aspect, radiator, wood flooring, dado rail, coved ceiling.

#### Dining room

UPVC double glazed door to rear aspect, wood flooring, coved ceiling, fireplace, radiator.

#### Kitchen

Range of fitted wall units with matching cupboards and drawers below, solid worktops with inlaid stainless steel sink and chrome mixer tap, space for cooker with extractor fan above, space for fridge and freezer, space and plumbing for washing machine, tiled flooring, tiled splash back, UPVC double glazed window to side and door to garden.

#### Bathroom

Tiled cubicle with thermostatic shower and sliding screen, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush wc, heated chrome towel rail, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

#### Stairs to first floor

#### Bedroom one

UPVC double glazed window to front aspect, radiator, storage cupboard.

#### Bedroom two


UPVC double glazed window to rear aspect, radiator.

#### Rear Garden

Hardstanding with mature shrubs bordering, fence enclosed, side access, outside tap, sheltered side storage area.

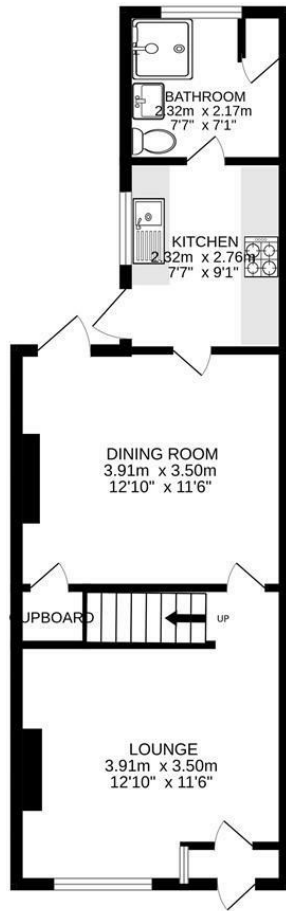
38 Wood Street, Mitcham, Surrey, CR4 4JS



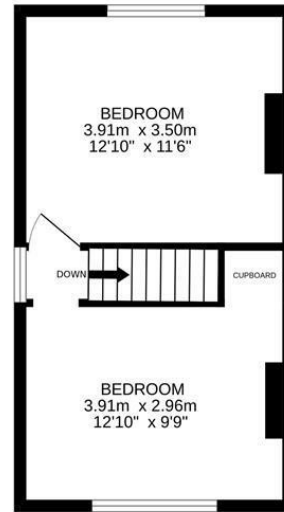
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## Floor Plans



Ground floor  
41.2 sq.m. (443 sq.ft.) approx.



1st floor  
27.6 sq.m. (297 sq.ft.) approx.

TOTAL FLOOR AREA : 68.8 sq.m. (741 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

## Area Map

