



9 Acacia Road, Mitcham, CR4 1SF



Offers over £400,000

**Cromwells**  
ESTATE AGENTS





Cromwells Wallington are delighted to offer this charming two double bedroom terraced family home. The property requires modernisation, but benefits from an en-suite WC, a spacious kitchen/breakfast room and no onward chain.

The property is conveniently located within easy access of Mitcham, Streatham and Tooting, with railway services from Mitcham Eastfields just a short distance away. Numerous regular bus routes also offer good connections to the surrounding area. There are a variety of local shops and amenities nearby, with Mitcham and Colliers Wood providing a larger selection as well as restaurants and bars.

### Accommodation

UPVC double glazed entrance porch

Wooden front door to..

Lounge/diner, 13'9" X 13'2"

UPVC double glazed sash windows to front aspect, modern radiator, picture rail.

Kitchen/breakfast room, 13'6" X 10'2"

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid five ring gas hob with extractor fan above, space and plumbing for dishwasher, integrated oven/grill, space for tall standing fridge/freezer, access to under stairs storage cupboard, UPVC double glazed window to rear aspect, modern radiator, picture rail, utility area with space and plumbing for washing machine/tumble dryer and access to garden.

Downstairs bathroom, 7'0" X 5'11"

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, double panel radiator, obscure UPVC double glazed window to rear aspect, extractor fan, cupboard housing boiler.

Stairs to 1st floor landing

Loft access

Bedroom one, 13'2" X 10'3"

UPVC double glazed sash window to rear aspect, double panel radiator, built-in wardrobe.

### Ensuite WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboards below, obscure glazed window to rear aspect, double paddle radiator.

Bedroom two, 13'2" X 9'11"

UPVC double glazed sash windows to front aspect, double panel radiator, built-in wardrobe.

### Rear garden

Hard standing with ideal seating areas and shrubs bordering, fence enclosed.

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Area Map

Energy Performance Graph

