



25 Spencer Road, Mitcham Junction, CR4 4JP



Guide price £400,000

**Cromwells**  
ESTATE AGENTS





## 25 Spencer Road

Mitcham Junction , CR4 4JP

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\* CHAIN FREE \* Cromwells Wallington are delighted to present this two bedroom semi detached home, located in a convenient location close to local shops, good schools and various transport links. The property offers a spacious open plan living dining room, a well equipped kitchen, a modern bathroom and two good sized bedrooms.

Close to Hackbridge mainline train station, this is a perfect purchase for commuters or those looking to be close to transport links with various bus links serving Tooting, Sutton, Morden, Wallington and Carshalton. Beddington Park provides local green space to enjoy, and there are a variety of local shops, supermarket and cafes and restaurants all within easy walking distance.

### Accommodation

#### Entrance Hall

Part glazed front door, radiator, laminate flooring.

#### Open plan Living Dining Room

##### Living Area

Double glazed windows to front aspect, radiator, laminate flooring.

##### Dining Area

Feature fireplace, laminate flooring, double glazed windows to rear aspect, under stairs storage cupboard .

##### Kitchen

Range of fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven and gas hob with chrome extractor hood above, space for tall fridge freezer and washing







machine, wall mounted boiler, tiled splashback, vinyl flooring, double glazed window to rear aspect, double glazed patio door leading out to garden, radiator.

Stairs to 1st floor landing  
Built-in storage cupboard

#### Bathroom

Three-piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap with showerhead attachment, WC, pedestal wash handbasin with chrome mixer tap, heated chrome towel rail, part tiled walls, laminate flooring, double glazed obscure window to rear aspect

#### Bedroom One

Radiator, fitted carpet, double glazed window to front aspect

#### Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect .

#### Rear Garden

Artificial lawn section, patio area, detached shed.

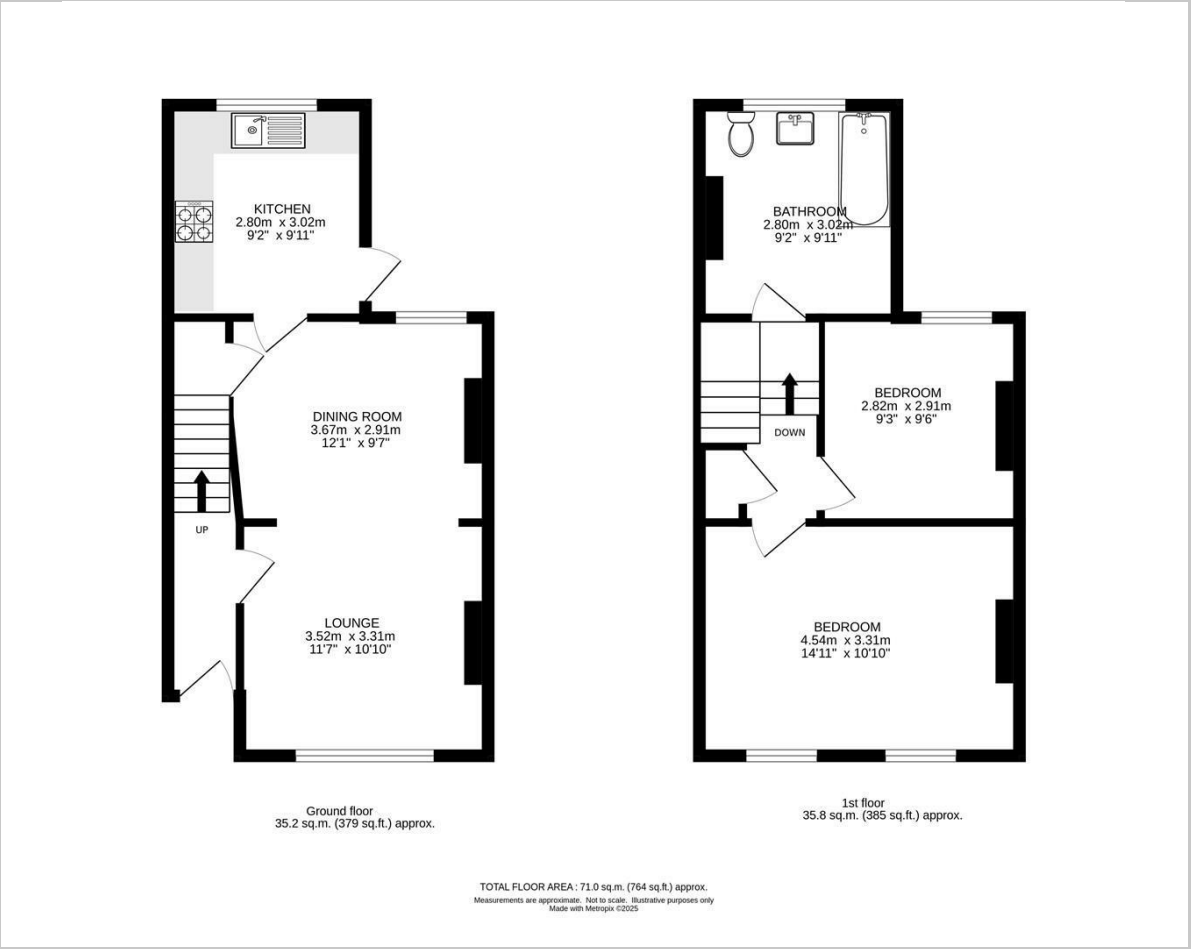


#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

