

# Butler's

thoughtful estate agency



Mullards Close  
Mitcham, CR4 4FF

Offers in the region of £300,000



## Mullards Close

Mitcham, CR4 4FF

Few apartments come to market that offer as much as Mullards Close. Being such a great layout and size, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties.

What's more, all the light and airy rooms have elevated views as you are on the second floor, with light flooding in through the large windows.

So, what about the rest of the property? Well, you'll certainly not be disappointed with the lovely modern kitchen that has more than enough space to cook up a storm in.

When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that is a sanctuary of style and peace - which even has space for your large wardrobes.

The second bedroom is also a fantastic size and one which is perfect for your kids or friends when they stay and is certainly big enough for you to also set up your home office in, which is invaluable in this day and age. All the rooms are served by a modern family bathroom that you can really chill out and relax in after a hard day of zoom calls!

Outside, the landscaped gardens wrap around the building, but the property features another big bonus - residents parking - super convenient, especially after a long day. Location wise you are also within striking distance to Mitcham, Wallington & Carshalton, with Hackbridge Station and the High Street a short distance away, with great shopping & amenities.





## SECOND FLOOR

Hallway

Living/Dining Room  
14'2 x 12'1 (4.32m x 3.68m)

Kitchen  
9' x 7'10 (2.74m x 2.39m)

Bedroom  
11'6 x 9'1 (3.51m x 2.77m)

Bedroom  
10'5 x 7' (3.18m x 2.13m)

Bathroom  
7'9 x 5'6 (2.36m x 1.68m)

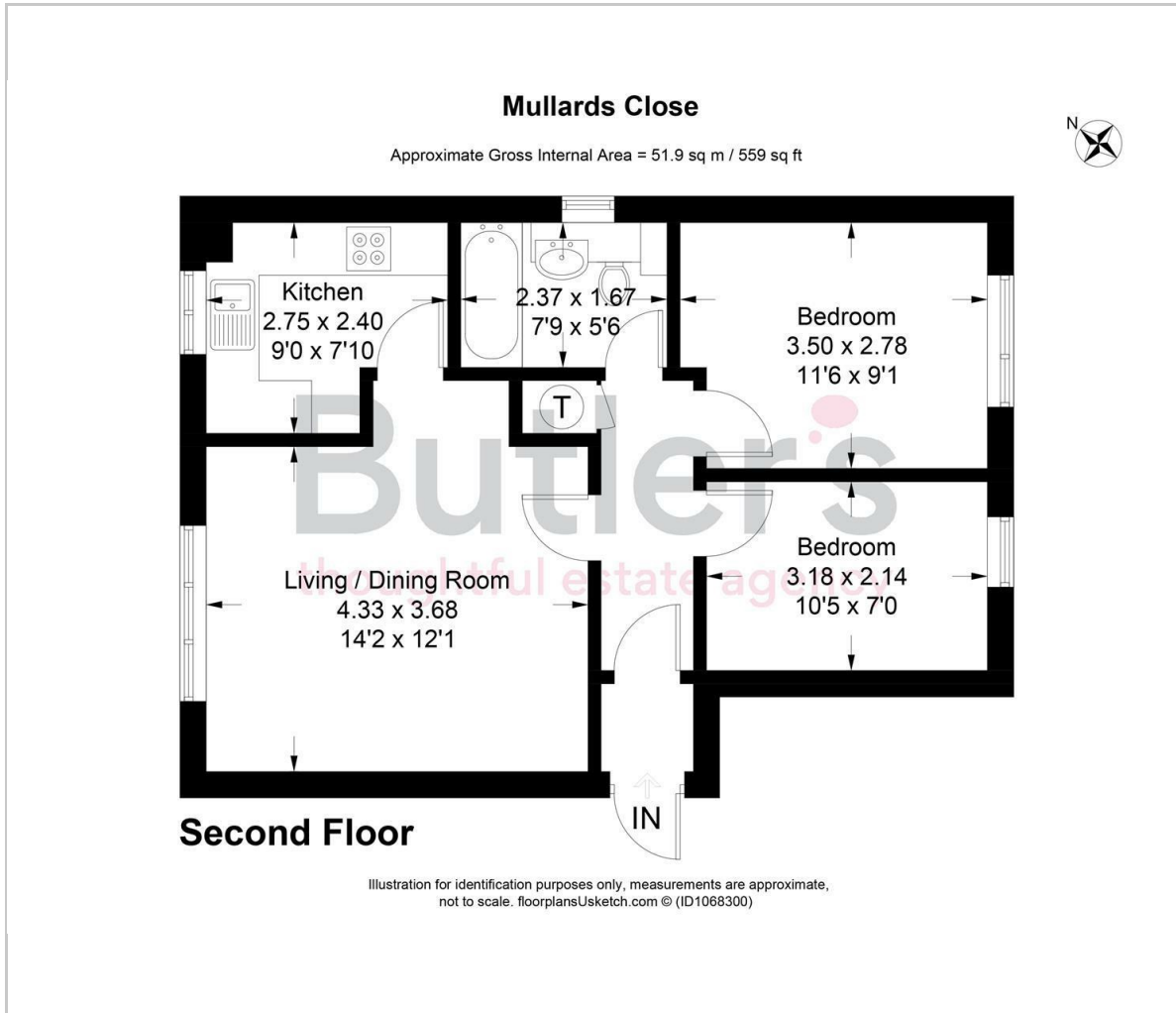
## OUTSIDE

Residents Parking

Communal Grounds



## Floor Plan



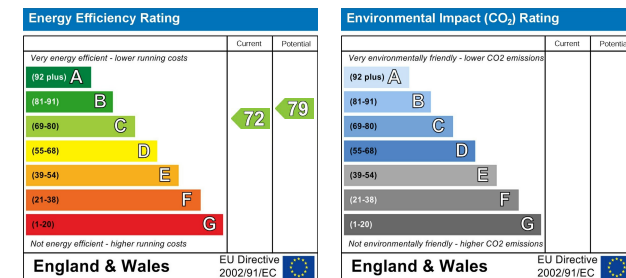
## Area Map



## Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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18 Sutton Plaza, Sutton, Surrey, SM1 4FS  
 Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk