



165 Abbotts Road, Mitcham

OIEO £450,000 Freehold



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A Well-Presented Three-Bedroom Family Home with Generous Living Space, Private Garden, Double Garage, and Excellent Transport Links – Offered Chain-Free

Located on a popular residential street in Mitcham, this attractive three-bedroom home offers a fantastic blend of space, practicality, and future potential, making it perfect for first-time buyers, young families, or investors.

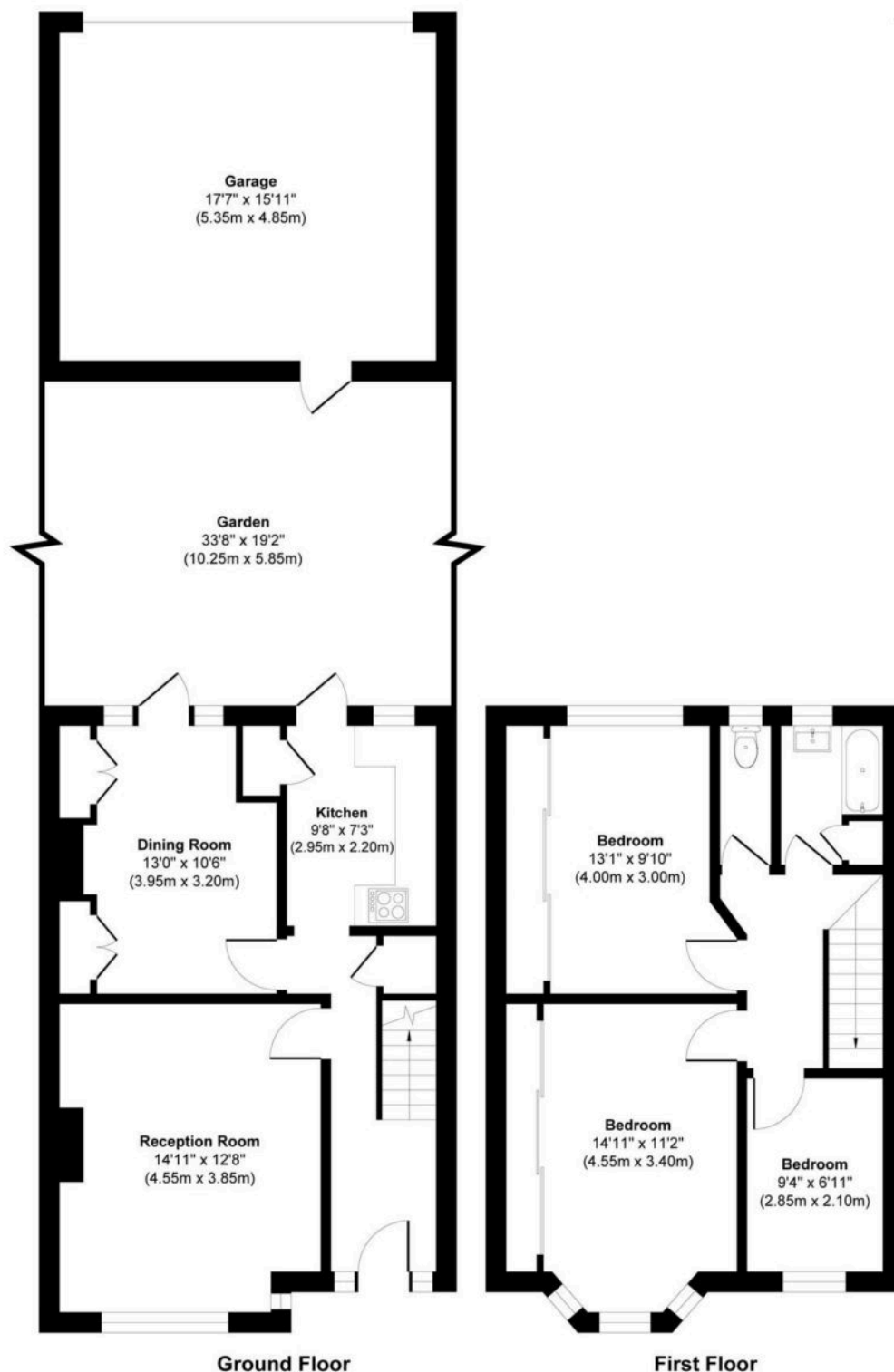
The ground floor features a welcoming entrance hall, a spacious lounge, a dining room with French doors, and a separate kitchen that opens directly onto a generous rear garden, ideal for summer entertaining or family life. To the rear, a rare bonus: a double garage accessed via a private lane, providing secure parking or additional storage.

Upstairs, the property offers three well-proportioned bedrooms, two doubles and a single, along with a modern family bathroom. Additional benefits include gas central heating and excellent potential to extend.



- Three Bedrooms
- Spacious Lounge And Separate Dining Room
- Generous Rear Garden
- Double Garage with Rear Access
- Potential to Extend (STPP)
- Chain-Free Sale
- Excellent Transport Links
- Ideal First Home or Investment
- Multiple Ofsted Rated "Outstanding" Schools Within Walking Distance
- EPC Rating (C)





Abbots Road Mitcham, CR4

Approx. Gross Internal Area 1272sq ft / 118.14sq meters (includes garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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