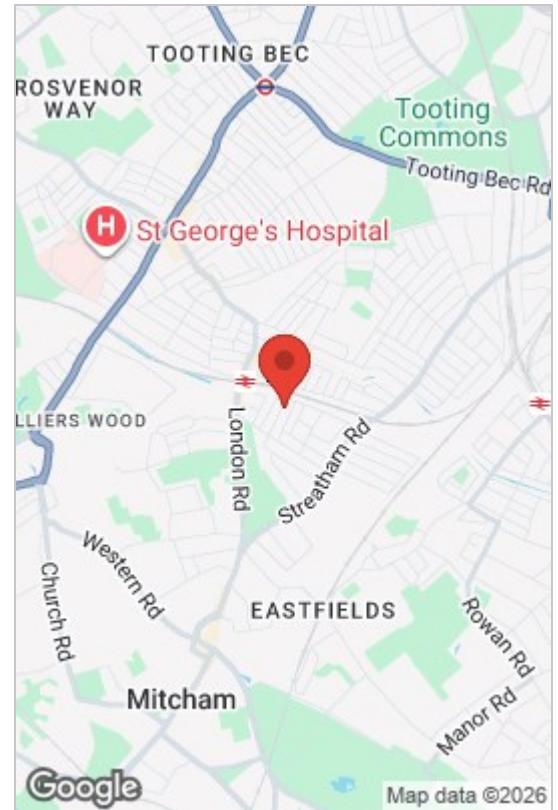




**Tynemouth Road, Mitcham, CR4 2BN**  
**£3,100**





- 4 Bedrooms
- 2 Bathrooms
- Eat in spacious Kitchen
- Central Heating
- Double Glazing Windows
- 3 Double Bedrooms
- Garden
- Spotlights
- Wooden Flooring Throughout

This spacious four-bedroom home offers a well-balanced layout with three generous double bedrooms and a large single room, ideal for a guest room or home office. The expansive kitchen-dining area comfortably accommodates a six-seater table while still providing excellent space for cooking and entertaining. A bright, airy reception room enhances the home's sense of openness, with natural light flowing throughout the day. The property also benefits from a private rear garden, offering a peaceful outdoor space for relaxation or family activities.

Conveniently located near Mitcham Eastfields and Tooting stations, the home provides quick and reliable connections to Central London. Local shops and amenities are just a short walk away.

An excellent option for families or sharers contact us today to arrange a viewing.

Council Tax Band: C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(49-54)	E	(39-54)	E
(31-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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.

**Unit 3, The Show House Merton Abbey Mills, Watermill Way, Colliers Wood, London, SW19 2RD**

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