



PAUL GRAHAM

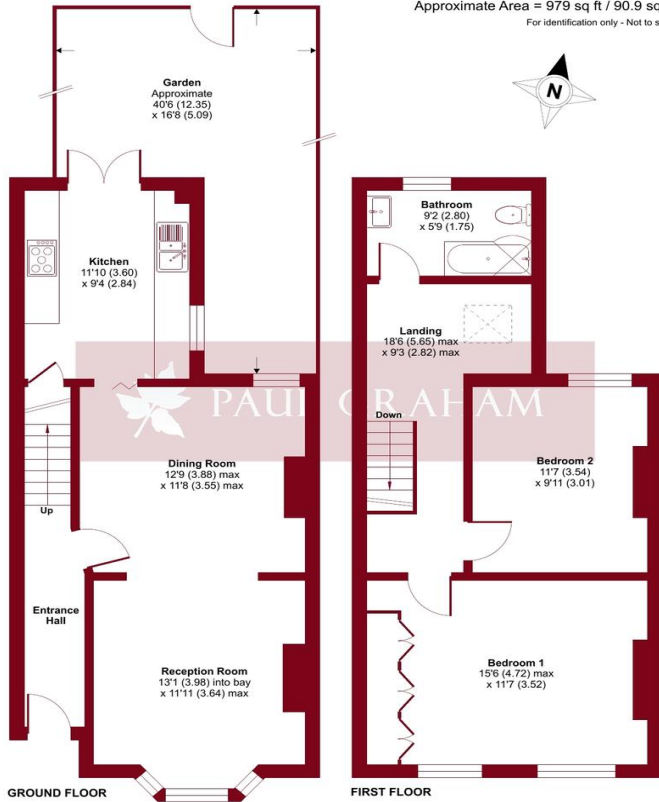


33 Seymour Road, Mitcham, CR4 4JX | **Guide Price £450,000 - £465,000 Freehold**

This gorgeous two-bedroom Victorian end-of-terrace house is beautifully presented in immaculate condition throughout. Featuring a spacious lounge and dining room, a modern kitchen and bathroom, and a generous landing that offers an ideal home office space, this charming period home blends character with contemporary living. Ideally positioned between Hackbridge and Mitcham Junction stations, the property offers excellent transport links for commuters. It is also within walking distance of Carshalton, providing easy access to local shops, parks, and highly regarded schools, making it a perfect choice for professionals and small families alike.

Seymour Road, CR4

Approximate Area = 979 sq ft / 90.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Paul Graham. REF: 1238796

ENTRANCE HALL

RECEPTION ROOM 13' 1" x 11' 11" (3.99m x 3.63m)

DINING ROOM 12' 9" x 11' 8" (3.89m x 3.56m)

KITCHEN 11' 10" x 9' 4" (3.61m x 2.84m)

GARDEN 40' 6" x 16' 8" (12.34m x 5.08m)

LANDING WITH OFFICE SPACE

BEDROOM 1 15' 6" x 11' 7" (4.72m x 3.53m)

BEDROOM 2 11' 7" x 9' 11" (3.53m x 3.02m)

BATHROOM 9' 2" x 5' 9" (2.79m x 1.75m)



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk