

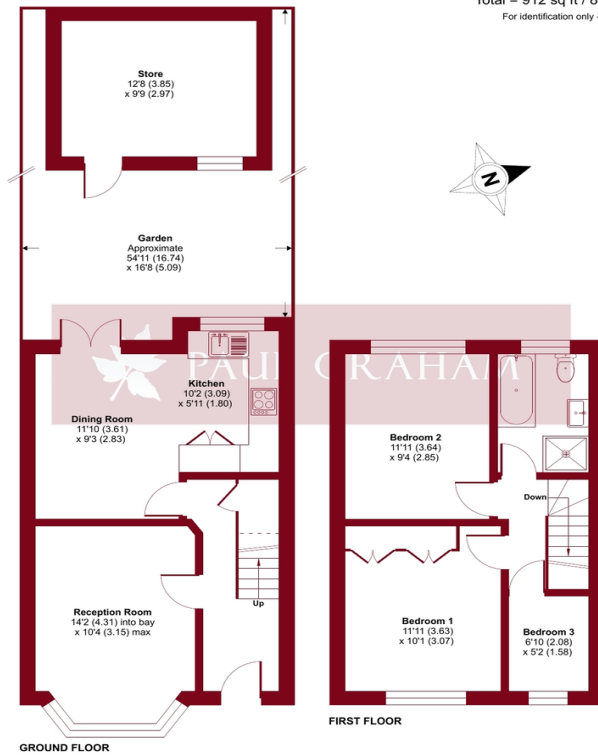


5 Percy Road, Mitcham, CR4 4JW | **Guide Price £475,000 Freehold**

Nestled within a sought-after residential enclave between Hackbridge and Mitcham Junction train stations, this charming three-bedroom terraced home perfectly combines comfort, style, and convenience. Beautifully presented throughout, it features a bright and spacious open-plan kitchen/diner ideal for family living and entertaining, while the private garden with a delightful summer house provides the perfect outdoor retreat.

Percy Road, Mitcham, CR4

Approximate Area = 789 sq ft / 73.3 sq m
Outbuilding = 123 sq ft / 11.4 sq m
Total = 912 sq ft / 84.7 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). Produced for Paul Graham. REF: 1372615. © nrichcom 2025.

ENTRANCE HALL

RECEPTION ROOM 14' 2" x 10' 4" (4.32m x 3.15m)

DINING ROOM 11' 10" x 9' 3" (3.61m x 2.82m)

KITCHEN 10' 2" x 5' 11" (3.1m x 1.8m)

GARDEN 54' 11" x 16' 8" (16.74m x 5.08m)

STORE 12' 8" x 9' 9" (3.86m x 2.97m)

LANDING

BEDROOM 1 11' 11" x 10' 1" (3.63m x 3.07m)

BEDROOM 2 11' 11" x 9' 4" (3.63m x 2.84m)

BEDROOM 3 6' 10" x 5' 2" (2.08m x 1.57m)

BATHROOM



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		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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