



60 EDGEHILL ROAD MITCHAM, CR4 2HU

£499,000
FREEHOLD

**** A FANTASTIC THREE BEDROOM FAMILY HOME NEAR TO MITCHAM EASTFIELDS STATION AND OFFERED WITH NO FORWARD CHAIN ****
This spacious mid terrace house has been very well maintained over the years and benefits from gas central heating, double glazing and the renewal of the roof in 2013.

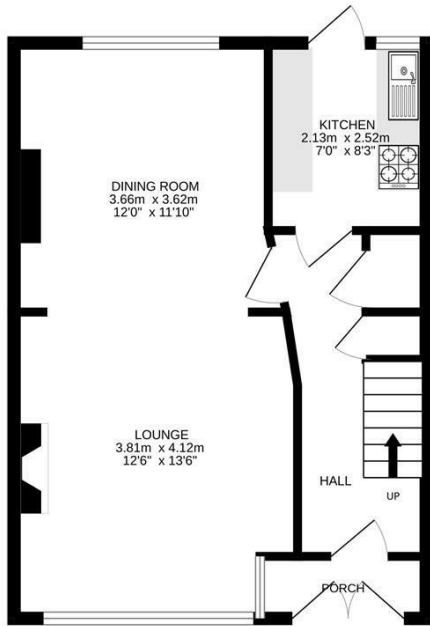
The property will however require some updating and redecoration but is available with immediate vacant possession. The property has been competitively priced to sell and an early viewing is essential to avoid disappointment.

Edgehill Road is a popular residential road ideally located for Mitcham Eastfields station and local bus services.

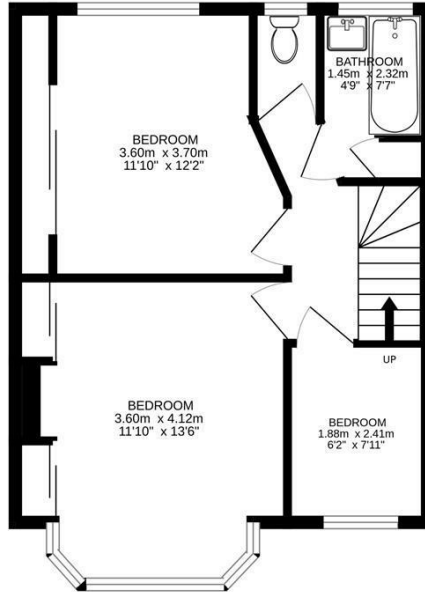
There are a number of local shops in the area and the open spaces of Figges Marsh are also close by.



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Ground floor
42.1 sq.m. (453 sq.ft.) approx.



1st floor
40.1 sq.m. (431 sq.ft.) approx.

TOTAL FLOOR AREA: 82.2 sq.m. (884 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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