



71 BEECH GROVE

MITCHAM, CR4 1LL

£479,950
FREEHOLD

*** A GOOD SIZE THREE BEDROOM END OF TERRACE HOUSE FORMING PART OF THIS SOUGHT AFTER ROAD ***

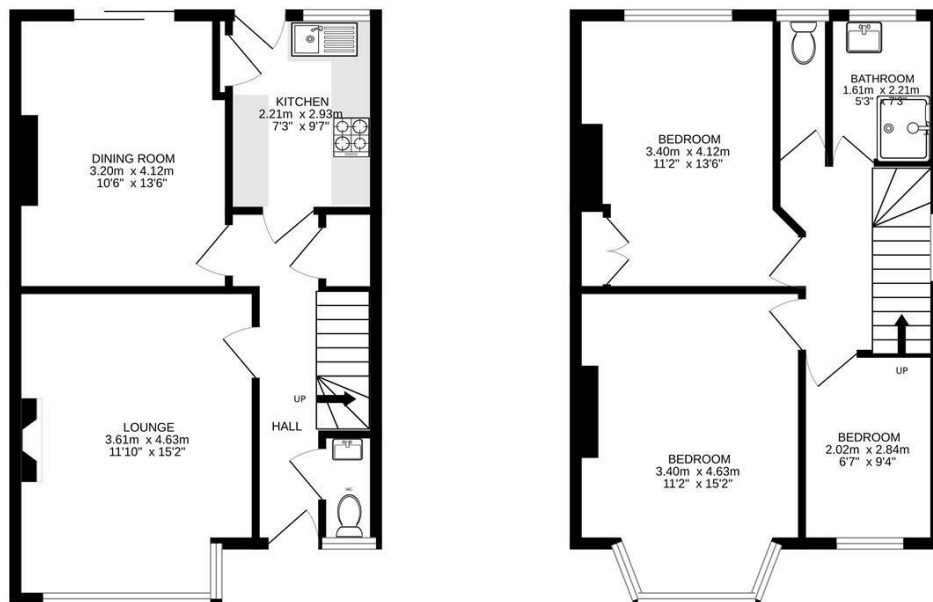
This spacious family home features two good size reception rooms, a downstairs wc, off street parking to the front with a garage to the rear.

The house benefits from gas central heating and double glazing but will require some updating and redecoration.

Beech Grove is a popular road offering with the open spaces of Mitcham Common nearby and provides access to local transport links



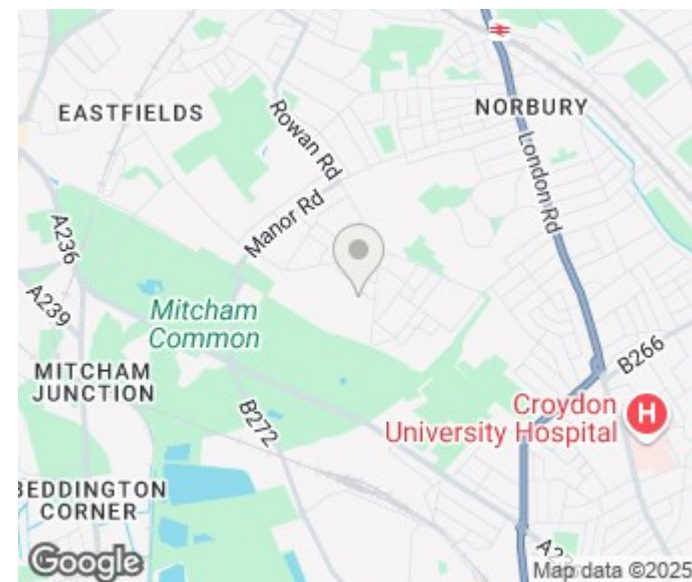
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Ground floor
44.6 sq.m. (480 sq.ft.) approx.

1st floor
43.8 sq.m. (472 sq.ft.) approx.

TOTAL FLOOR AREA: 88.4 sq.m. (952 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		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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