



## 72 MITCHAM PARK

MITCHAM, CR4 4EJ

**£725,000**  
FREEHOLD

\*\*\* A TRULY STUNNING FOUR DOUBLE BEDROOM SEMI-DETACHED HOUSE IN ONE OF MITCHAMS MOST SOUGHT AFTER ROADS \*\*\*

Forming part of this well regarded road in the popular Mitcham Park area is this beautifully presented four double bedroom semi detached house with off street parking and a beautiful south facing garden.

The property features an Extended kitchen/diner leading onto the garden, three further reception rooms, main family bathroom, downstairs WC, double glazing and gas central heating.

Mitcham Park conveniently located for the Tram link into both Wimbledon and Croydon Town centre with the respective shopping facilities. The open spaces of Morden Hall Park are also close by.



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Total area: approx. 160.0 sq. metres (1722.4 sq. feet)

Plan prepared for Toomey Estate Agents by The Property Assessment Company  
www.thepropertyac.com

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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