



## Wide Way

**£325,000**

Welcome to this charming ground floor maisonette located on Wide Way in Mitcham. This lovely home boasts a spacious reception room and two bedrooms, so there's plenty of space for a small family or guests to stay over.

This maisonette exudes character and charm while offering modern comforts. The property features its own front door, providing a sense of privacy and independence plus a private garden.

Convenience is key & with a garage included, it ensures your vehicle is always secure and easily accessible. Additionally, the low outgoings make this property not only a lovely home but also a smart investment.

Don't miss out on the opportunity to own this lovely maisonette in Mitcham. Book a viewing today.

EPC rating C

Council tax band C



# Wide Way

**Bedroom 1 13'5" x 9'6" (4.10 x 2.90)**



**Kitchen 13'9" x 7'6" (4.20 x 2.30)**



**Bedroom 2 10'2" x 9'10" (3.10 x 3.00)**



**Bathroom 8'2" x 6'6" (2.50 x 2.00)**



**Reception 14'1" x 11'9" (4.30 x 3.60)**



**Back**



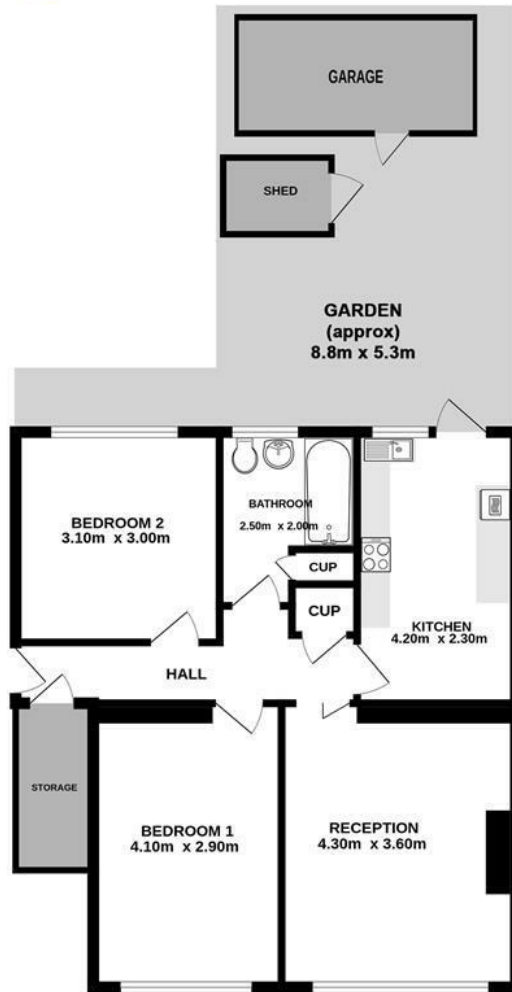
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Garden 28'10" x 17'4" (8.8 x 5.3)



Buyers Guide





**GROUND FLOOR**  
628 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



