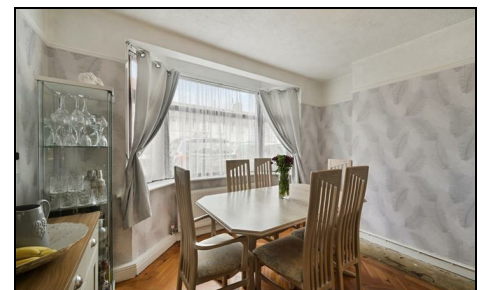


Worcester Close Mitcham, CR4 1SP

£600,000 Freehold



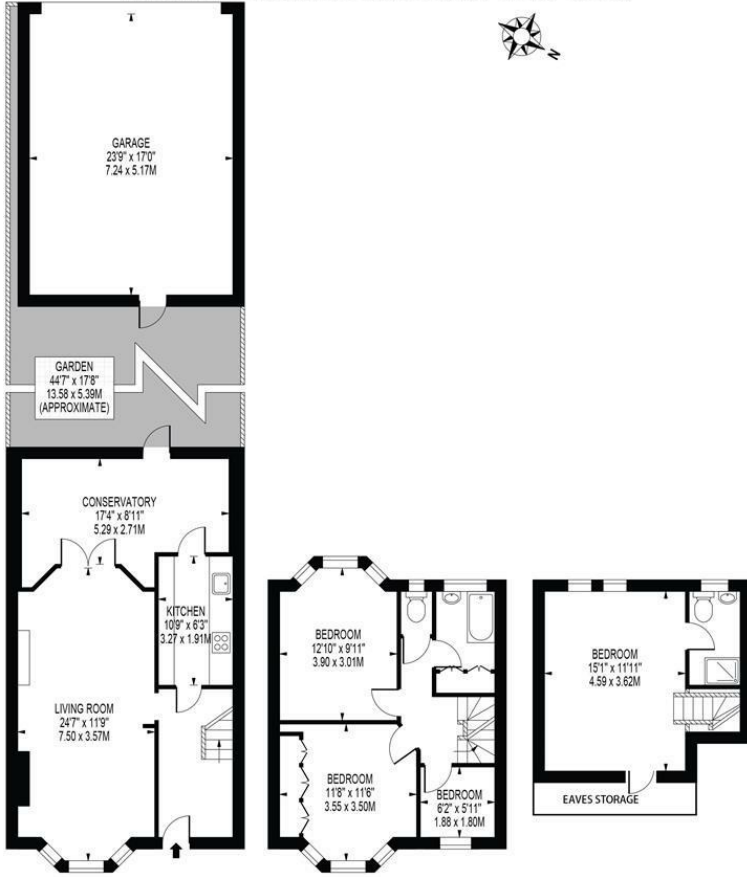
A well proportioned four bedroom, two bathroom mid terraced family home located on a sought after road with off street parking for two vehicles close to Mitcham Eastfields Mainline Station offering a great connection into the City. Comprising of a through lounge / diner, fitted kitchen, conservatory with direct access to the south west facing garden and large double garage. Upstairs on the upper levels you will find three double bedrooms, a single bedroom that could be used as a study and two bathrooms, one of which is en-suite serving the master bedroom positioned in the loft conversion.

WORCESTER CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1179 SQ FT - 109.55 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 403 SQ FT - 37.43 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Four Bedroom House
- Two Bathrooms
- Well Presented
- Sought After Location
- Off Street Parking
- Double Garage
- Close To Station
- EPC Rating : C
- Merton Council Tax Band : D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

