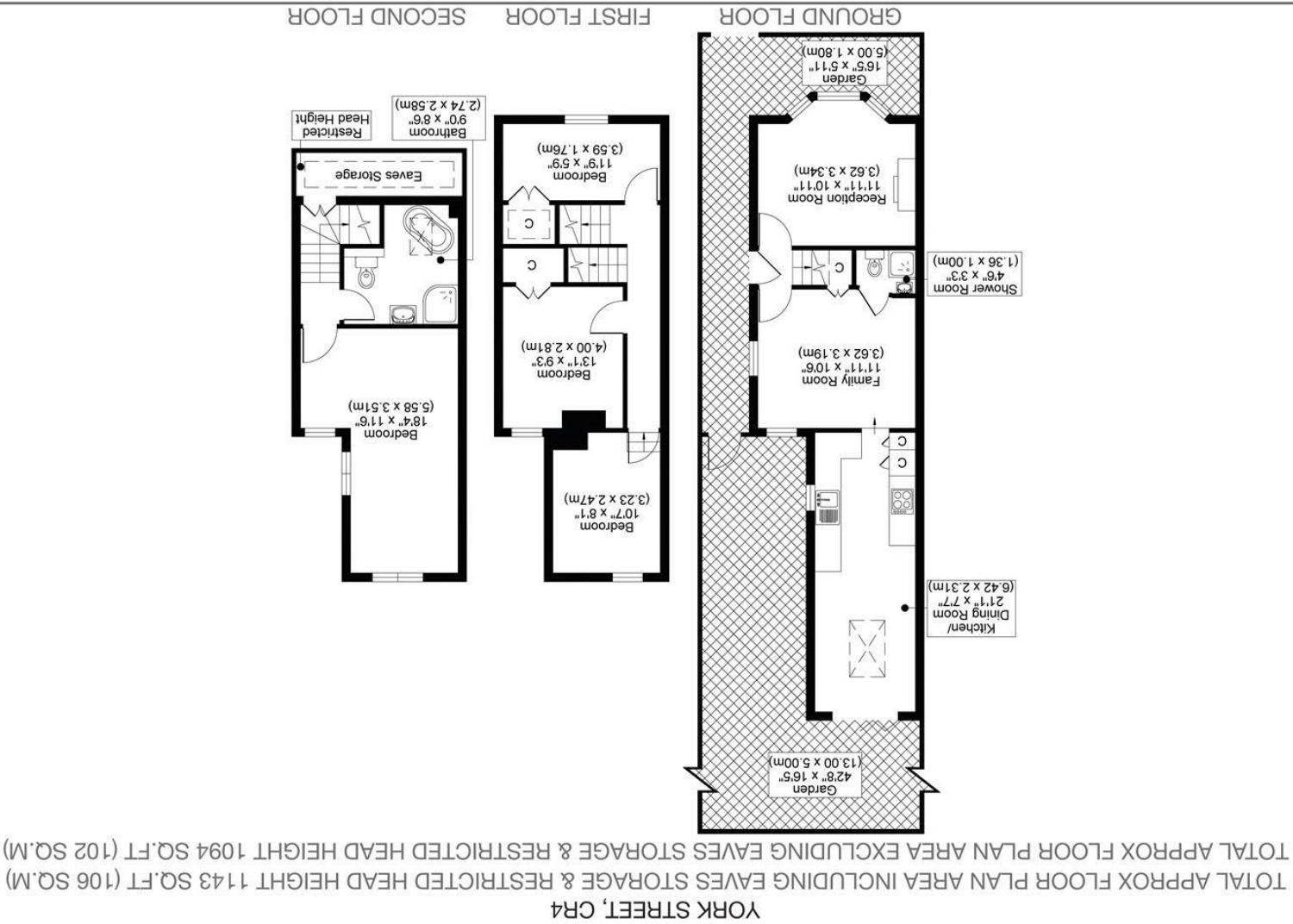


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





22 York Street
Mitcham, CR4 4JY

Price Guide £550,000

Silverman Black is delighted to offer this stunning, reconfigured and hugely extended four bedroom/two bathroom semi detached house, located within a quiet Victorian quarter in Hackbridge. The current owners have completely redesigned the ground floor of the property - retaining a charming separate reception room to the front whilst opening up the rear of the property to afford a wonderful open plan living space comprising a TV/lounge area, a luxurious integrated kitchen facility and a dining room with bi-fold doors out onto the rear garden. In addition, they have also added a full loft extension - which provides a huge master bedroom (18' x 11'6 max) and an exceptional family bathroom which features a freestanding bath and a large separate shower enclosure. Overall, the accommodation comprises an entrance hall, cloak/shower room, front reception and the huge open plan living space to the rear of the ground floor, with three generously proportioned bedrooms on the first floor and the master bedroom and family bathroom on the upper level. Externally, the property also enjoys a 40 ft easy maintenance rear garden, which enjoys a sunny westerly aspect - ideal for BBQs, pets/kids and outdoor entertaining. Other benefits include gas/radiator central heating & double glazing. In terms of facilities, Hackbridge BR station is approximately half a mile away (10 minutes walk) and offers frequent fast trains into London Victoria and The City, whilst Mitcham Junction station (offering access to the Wimbledon to Beckenham tramlink - via East Croydon) is also less than a mile distant (18 mins walk). Hackbridge Primary School is only 5 minutes walk away (0.25 miles) whilst, being part of the London Borough of Sutton, there is access to five highly rated Grammar Schools and many exceptional State, Private and Independent educational facilities. Viewing of this exceptional home is very highly recommended - so call today to book your appointment to visit! You won't be disappointed



- A delightful, reconfigured and extended house offering four bedrooms, two bathrooms, three reception rooms and a stunning kitchen
- Accommodation comprises, Hall, Cloak/Shower Room, separate front Reception Room, Open plan Living Room/Kitchen & Dining Room on the ground floor
- Three well proportioned first floor bedrooms - two doubles and a large single - with a master bedroom and stunning family bathroom on the top floor
- 40 ft easy maintenance rear garden which enjoys a sunny westerly aspect - ideal for kids, BBQs and outdoor entertaining in the warmer months
- Gas/radiator central heating, double glazing, EPC rating "D" (64/77), on street parking
- Freehold; Council tax Band "C"
- 0.25 miles to Hackbridge Primary School; access to the Borough's wonderful educational facilities, rated by many websites as the best in London currently
- 0.5 miles/10 minutes walk to Hackbridge BR station affording fast, easy access to London Victoria & The City. 0.8 miles to the Wimbledon to Beckenham tramlink (via East Croydon) at Mitchem Junction
- Viewing of this exceptional home is highly recommended - so call today to book your appointment

