



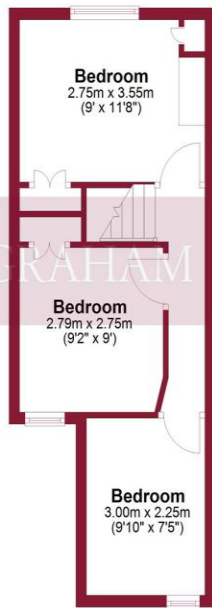
57 Wood Street, Mitcham, Surrey, CR4 4JT | Offers Over **£435,000 Freehold**

This attractive period semi detached house is located in a popular road within close proximity to local amenities and two stations providing routes to London. A selection of reputable schools can be found nearby including Hackbridge and Culvers House primary schools.

**Ground Floor**  
Approx. 31.0 sq. metres (333.9 sq. feet)



**First Floor**  
Approx. 30.6 sq. metres (329.3 sq. feet)



Total area: approx. 61.6 sq. metres (663.2 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.  
Plan produced using PlanUp.



**ENTRANCE HALL**

**LIVING ROOM 11' 10" x 11' 8" (3.61m x 3.56m)**

**KITCHEN/DINING ROOM 12' 8" x 11' 8" (3.86m x 3.56m)**

**BATHROOM**

**STAIRS TO THE FIRST FLOOR**

**BEDROOM 1 11' 8" x 9' 0" (3.56m x 2.74m)**

**BEDROOM 2 9' 2" x 9' 0" (2.79m x 2.74m)**

**BEDROOM 3 9' 10" x 7' 5" (3m x 2.26m)**

**REAR GARDEN**

**CLOSE TO GOOD SCHOOLS AND TRANSPORT LINKS**

**BEDDINGTON PARK IS WITHIN EASY REACH**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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