



## Edgehill Road, CR4

£725,000

A larger than average and extended freehold home spanning three storeys with a large open plan kitchen/ reception room, four bedrooms, two bathrooms and a large garden with rear access and off-street parking via a driveway.

Edgehill Road is a quiet residential street located close an array of boutique shops, restaurants and bars nearby. The many buses and transport links of Tooting Railway and Mitcham Eastfields are all within easy walking distance.

### Features

- Four Bedrooms
- Driveway
- Extended Home
- Large Garden
- Off-Street Parking
- Open-Plan Kitchen



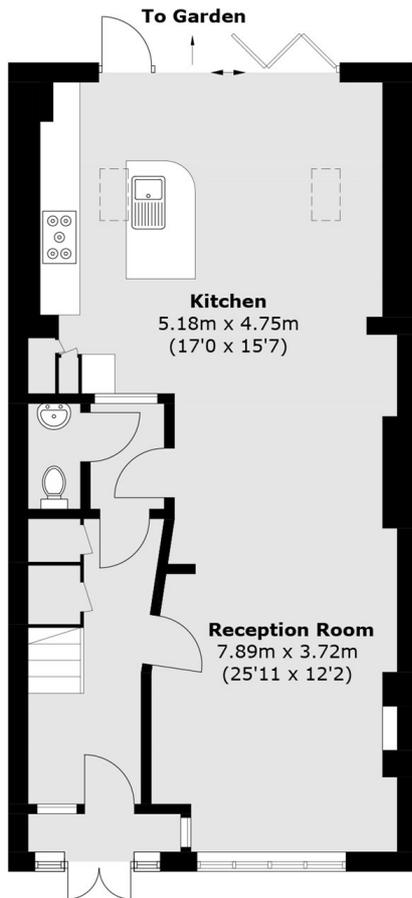
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Having been fully extended, the property opens onto a through double reception room with a large open-plan kitchen/reception room with a stylish fitted kitchen furnished with wall and base units, solid worktops and a breakfast island with bifolding doors opening onto a large rear garden with access. The ground floor is further balanced with a separate w/c.

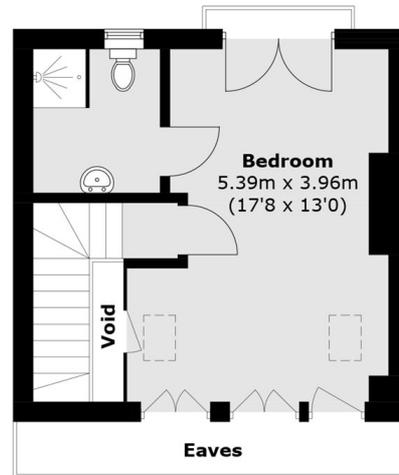
Over the first and top floors, there are four generous bedrooms and two bathrooms with the principal bedroom complimented by a Juliette balcony and a three piece en-suite.



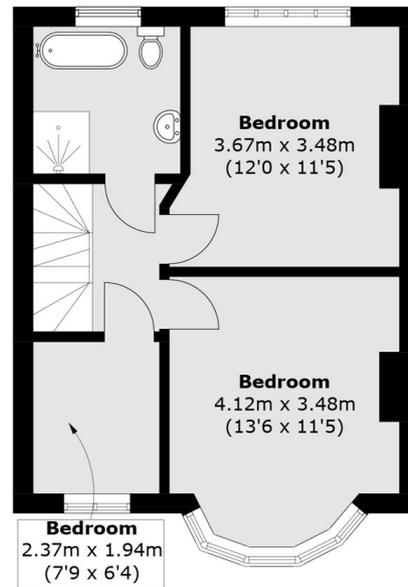
# Edgehill Road, Mitcham, CR4



**Ground Floor**



**Second Floor**



**First Floor**

Total area (approx.): 134.1 sq. m (1443.4 sq. ft)  
(Excluding Eaves & Void)