

58 Grove Road,, Mitcham, CR4 1SA



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Guide price £650,000

Cromwells  
ESTATE AGENTS



# 58 Grove Road,, Mitcham, CR4 1SA

Nestled on the charming Grove Road in Mitcham, this spacious and extended semi-detached house is a perfect family home. Boasting five well-proportioned bedrooms and two modern bathrooms, this property offers ample space for both relaxation and entertaining.

At the heart of the home lies a stunning open-plan kitchen diner, designed to be the ideal gathering place for family and friends. The kitchen features a stylish island and bi-folding doors that seamlessly connect the indoor space to a lovely patio, perfect for al fresco dining during the warmer months. The property beautifully combines retained period features with contemporary additions, creating a unique charm that is both inviting and functional.

Convenience is key, as this home is ideally situated with easy access to Mitcham, Streatham, and Tooting. The nearby Mitcham Eastfields railway station provides excellent transport links, making commuting a breeze. Additionally, numerous bus routes serve the area, ensuring that you are well-connected to the surrounding neighbourhoods.

Local amenities are plentiful, with a variety of shops just a stone's throw away. For a wider selection, both Mitcham and Colliers Wood offer an array of restaurants, bars, and additional shopping options. This property is not just a house; it is a wonderful opportunity to create lasting memories in a vibrant community.

## Accommodation

### Entrance hall

Radiator, feature tiled flooring, built-in cupboard, under stairs storage cupboard.

### Downstairs WC

WC, wall mounted wash hand basin with chrome taps, tiled walls, tiled flooring

### Living Room

Cast iron open fireplace, fitted carpet, radiator, double glazed bay window to front aspect.

### Family Room

Feature fireplace, radiator, fitted carpet, double glazed French doors opening into kitchen diner.

### Open plan Kitchen Diner

Range of modern fitted kitchen units and drawers, Quartz worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven and grill, microwave, gas hob and extractor fan above, integrated full length fridge and freezer, drinks fridge, dishwasher, washing machine, kitchen island with breakfast bar, modern vertical radiators, three skylights, tiled splashback, tiled flooring, double glazed bifolding doors opening out to garden.

### Stairs to 1st floor landing

### Bedroom One

Radiator, fitted carpet, feature fireplace, double glazed windows to front aspect.

### Bedroom Two

Feature fireplace, radiator, fitted carpet, double glazed window to rear aspect.

### Bedroom Three

Modern vertical radiator, fitted carpet, double glazed window to rear aspect .

## Bathroom

Modern suite comprising bath with shower screen, chrome mixer tap, hand shower attachment and thermostatic shower, wall mounted vanity wash handbasin with chrome mixer tap, WC, heated chrome tail rail, double glazed obscure window to side aspect, extractor fan .

### Stairs to 2nd floor landing

Fitted carpet, double glazed sash window to rear aspect.

### Bedroom Four

Radiator, fitted carpet, eaves storage, two Velux windows

### Bedroom Five

Radiator, fitted carpet, double glazed sash window to rear aspect .

## Shower Room

Tiled shower cubicle with thermostatic shower, vanity wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel rail, extractor fan, tiled flooring.

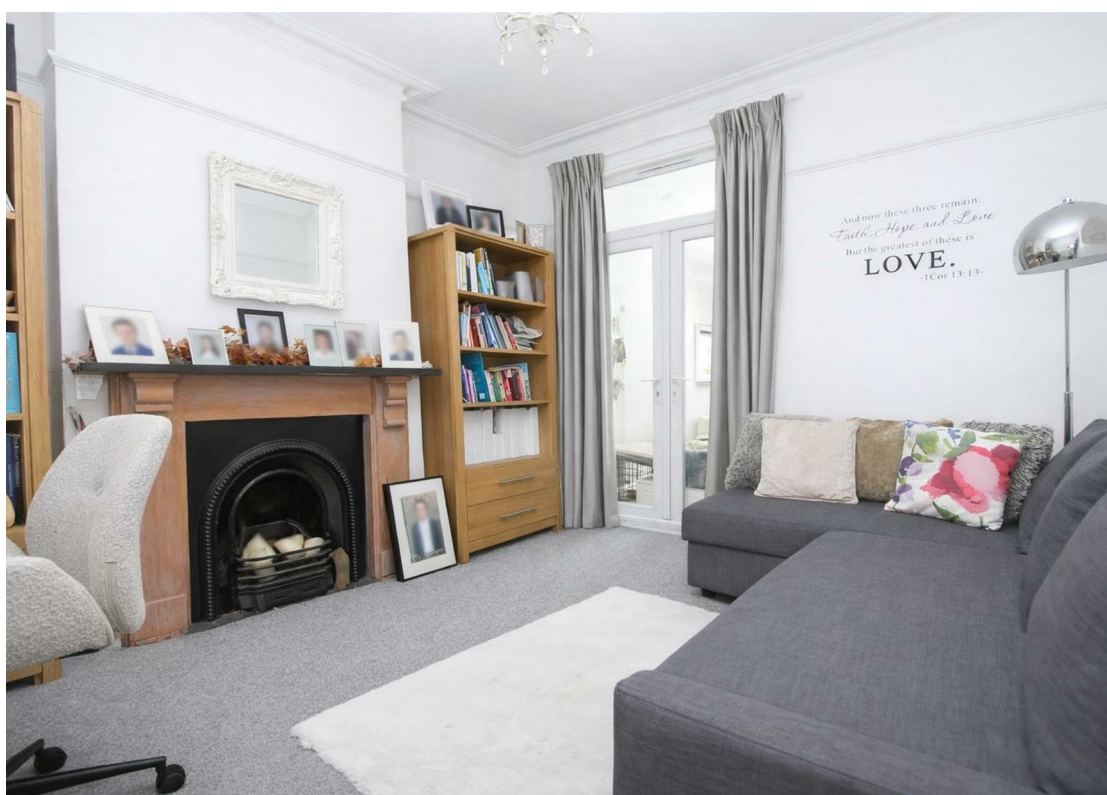
## Outside

### Rear Garden

Paved patio area, lawn section, detached shed with double glazed window, water tap.

## BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.





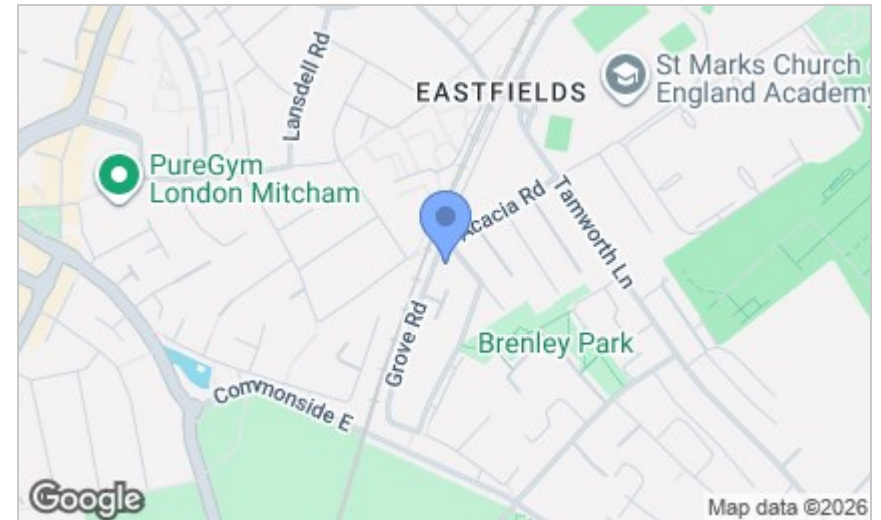




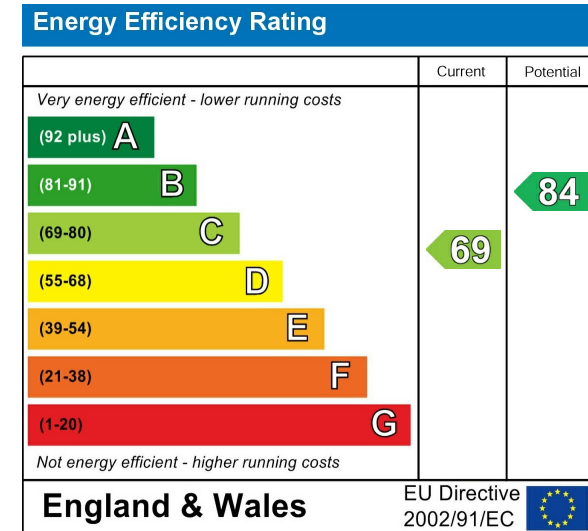
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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