



57 Wood Street, Mitcham, CR44JT



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Guide price £435,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to present this beautifully presented three-bedroom semi-detached home located on the charming Wood Street in Mitcham. This property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests. The modern kitchen and bathroom have been tastefully designed, offering a contemporary feel that complements the home's character.

The three well-proportioned bedrooms provide ample space for family living or guests, ensuring comfort and privacy. Additionally, the good-sized, well-maintained garden is an ideal outdoor retreat, perfect for enjoying sunny days or hosting gatherings.

Conveniently situated close to Hackbridge mainline train station, this home is an excellent choice for commuters seeking easy access to central London. Various bus links serve nearby areas such as Tooting, Sutton, Morden, Wallington, and Carshalton, enhancing the property's appeal for those who rely on public transport.

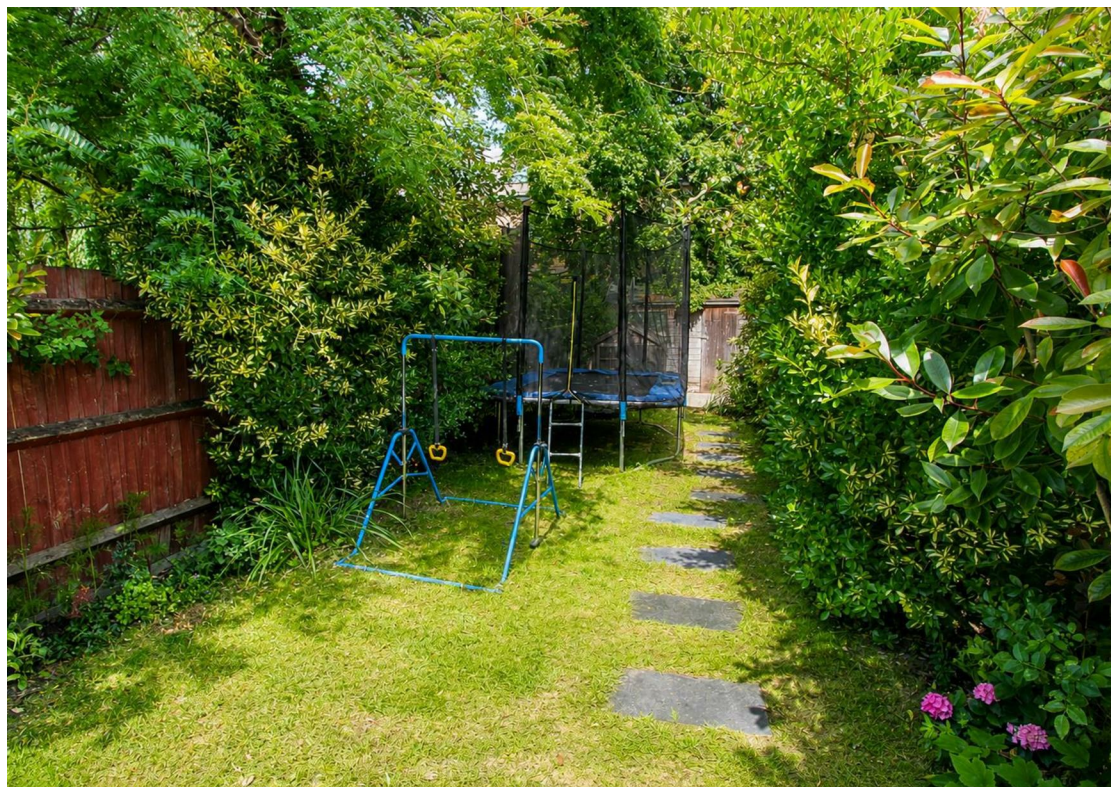
For those who appreciate green spaces, Beddington Park is nearby, offering a lovely area for leisurely walks or picnics as well as a nearby allotment for gardener enthusiasts. Furthermore, a variety of local shops, supermarkets, cafes, and restaurants are all within easy walking distance, ensuring that daily conveniences are just around the corner.

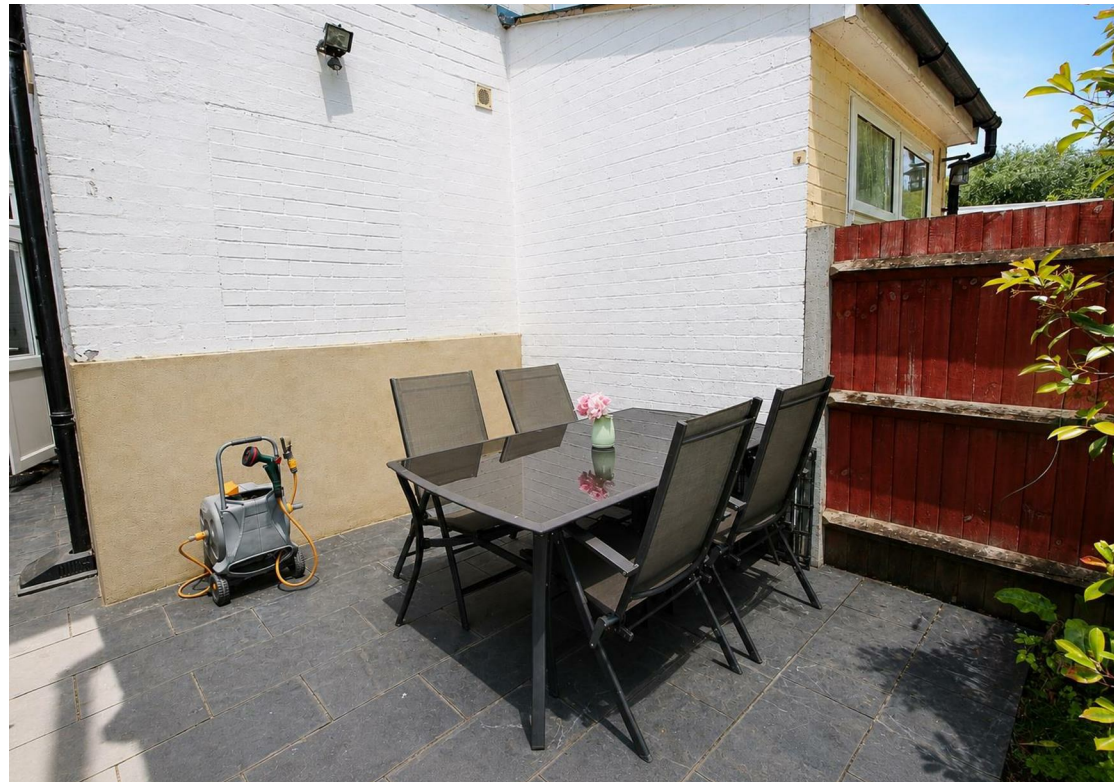
This delightful home presents a wonderful opportunity for families and professionals alike, combining modern living with a vibrant community atmosphere. Don't miss the chance to make this charming property your own.

Accommodation	fitted shutters
Living Room	
Feature fireplace, radiator, wood flooring, double glazed bay window to front aspect with bespoke fitted shutters.	Bedroom Two
	Built-in wardrobe, wood flooring, radiator, double glazed window to rear aspect
Kitchen Diner	Bedroom Three
Range of modern fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with chrome extractor hood above, space for fridge freezer, slimline dishwasher and washing machine, radiator, wood flooring, double glazed window to side aspect, patio door leading out to garden, cupboard housing boiler, understairs storage cupboard.	Radiator, wood flooring, double glazed window to rear aspect.
	Outside
Bathroom	Rear Garden
Three piece suite comprising panel enclosed bath with chrome mixer tap and showerhead attachment, vanity wash hand basin with chrome mixer tap and storage below, WC, radiator, tiled walls and flooring, extractor fan, double glazed obscure window to side aspect.	With side access, lawn and patio area, shed,
Stairs to 1st floor landing	BUYER’S INFORMATION
Loft access, wood flooring	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
Bedroom One	
Built-in wardrobes, wood flooring, radiator, double glazed window to front aspect with bespoke	

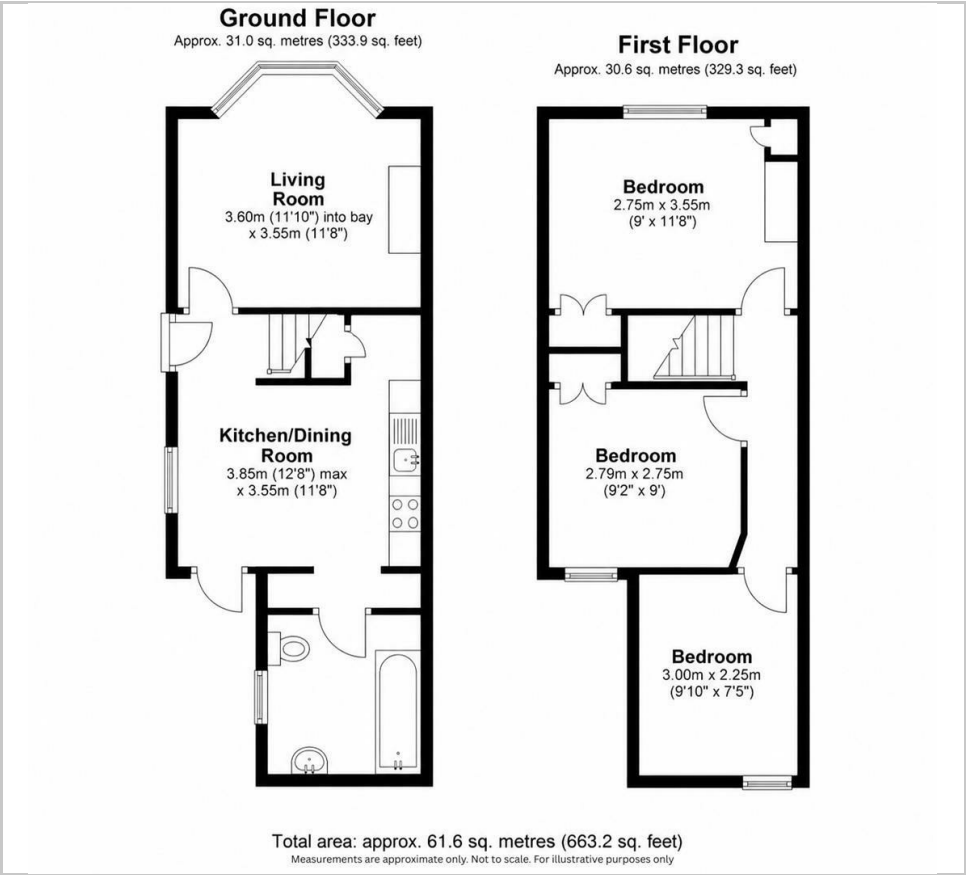






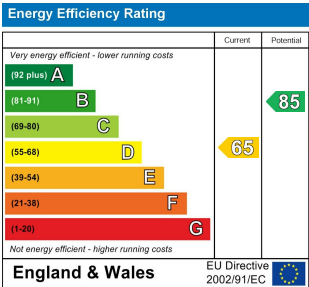


Floor Plan



Additional Information

- Vendors are relocating, lived here 14 years
- Boiler - just over a year old - Glo worm combi boiler situated in kitchen lobby area
- Loft has a pull down ladder, fully insulated and part boarded for storage.
- Vendors have laid new flooring throughout, front and rear rendered, windows installed, bathroom re tiled and sub floor in bathroom, garden landscaped.
- Insulation underfloor installed in lounge.
- Boundary responsible for right hand side
- Allotment around the corner, vendors have a plot they would be willing to discuss transferring if interested



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.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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