

Cromwells



Wood Street, Mitcham, Surrey, CR4 4JS
Guide Price £425,000

A spacious Two double bedroom Detached home with lots of potential. Offering driveway for off street parking and integral garage. Wood Street is conveniently close to local amenities, including shops, schools, and transport links, with Mitcham Junction and Hackbridge mainline stations, together with a network of local bus services serving the surrounding vicinity with Mitcham Eastfields and Mitcham stations also within easy reach, all offering fast connections into Central London. Whilst also benefitting from the open spaces of Mitcham Common, Poulter Park and Beddington Park.



- *2 Double Bedrooms**
 - *16'7 Reception Room**
 - *Integral Garage**
 - *Driveway for off street parking**
-

Enclosed Entrance Porch

Inner door leading to:

Entrance Hall

Doors leading to:

Reception Room - 16' 7" x 13' 5" (5.05m x 4.09m)

Side and rear aspect, doors to garden, door to kitchen

Kitchen - 10' 8" x 6' 1" (3.25m x 1.85m)

Rear aspect

Stairs to first floor landing

Storage cupboard. Doors to:

Bedroom 1 - 16' 7" x 13' 5" (5.05m x 4.09m)

Rear aspect, fitted wardrobe cupboards

Bedroom 2 - 9' 0" x 13' 5" (2.74m x 4.09m)

Front aspect, fitted wardrobe cupboard

Family Bathroom

Side aspect

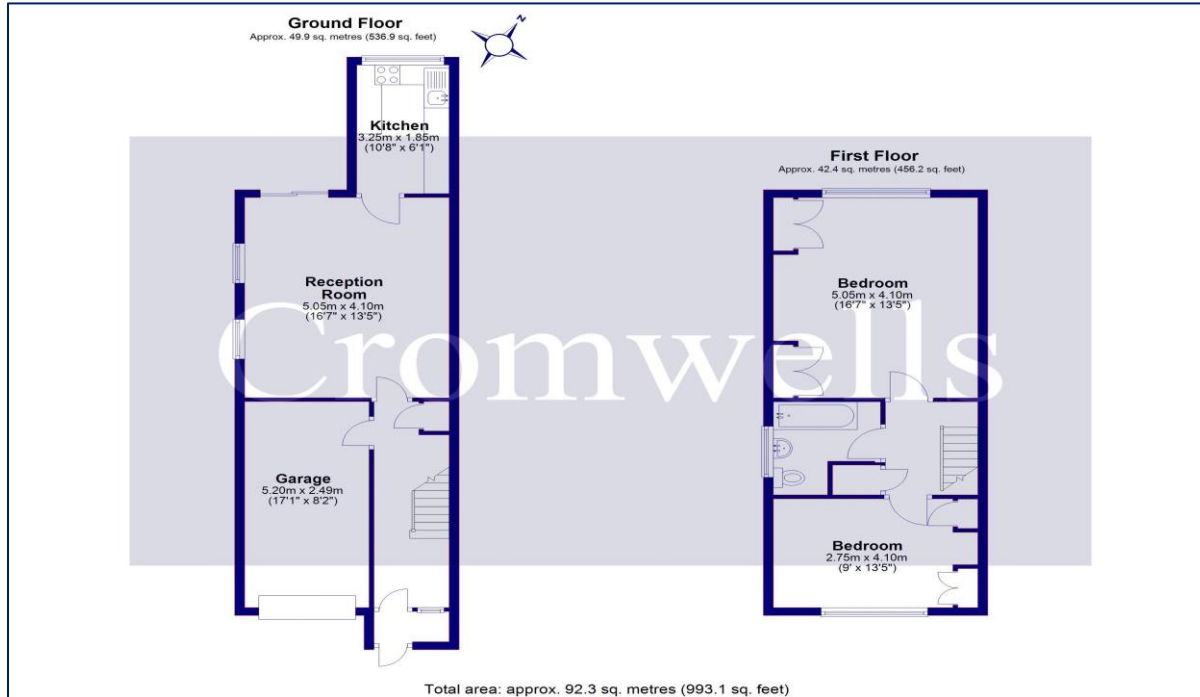
Outside

Integral garage - 17' 1" x 8' 2" (5.20m x 2.49m)

Front access and rear internal access off entrance hall

Good size rear garden





Council Tax - D
Local Authority: London Borough of Sutton
Tenure - Freehold

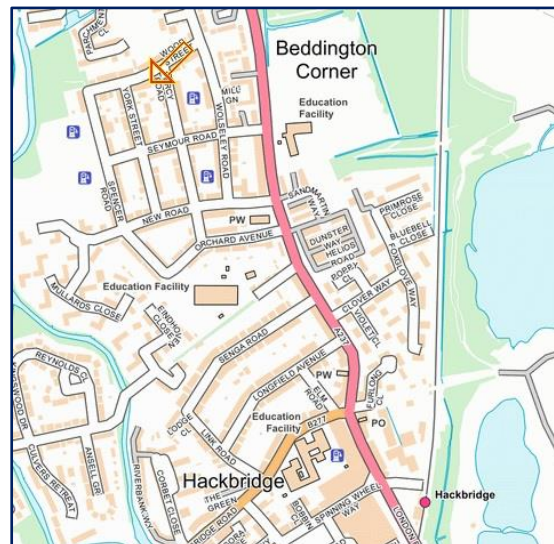
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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