



TOOMEY
ESTATE AGENTS



7 Spencer Road Mitcham

£375,000
Freehold

We are delighted to offer to the market this well-presented two-bedroom mid-terraced house, ideally suited to first-time buyers and young families.

The property offers two well-proportioned reception rooms and a fitted kitchen to the ground floor, while the first floor provides two bedrooms and a family bathroom.

Further benefits include double glazing and gas central heating throughout, together with a private rear garden providing an ideal outdoor space for families and entertaining.

The property is particularly well positioned for young families, being situated directly opposite Watercress Park, offering a convenient green space for recreation, walks and leisure. Excellent local shopping facilities and transport links are also readily accessible at either Mitcham Junction and Hackbridge, making this a well-connected and practical family home.

The property is offered for sale with the added benefit of no onward chain, allowing for a potentially smoother and more straightforward purchase.



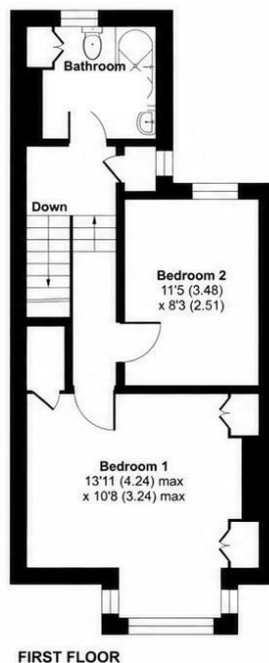
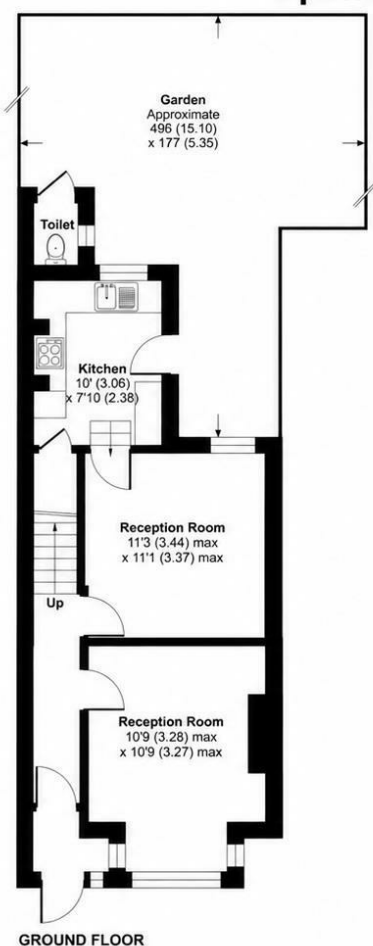
Spencer Road, Mitcham Junction, Mitcham, CR4

Approximate Area = 853 sq ft / 79.2 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 863 sq ft / 80.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Toomey Estate Agents Sales

333a London Road
Mitcham
Surrey
CR4 4BE

0208 715 9333

enquiries@toomeyestateagents.co.uk

www.toomeyestateagents.co.uk



TOOMEY
ESTATE AGENTS