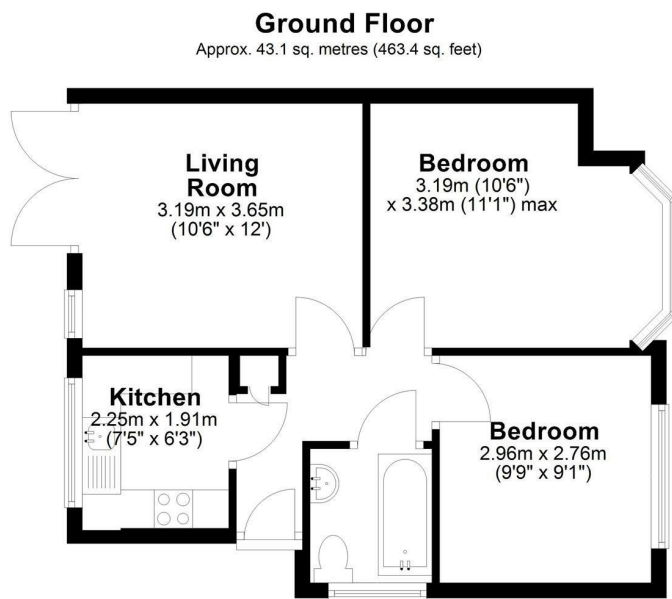




**Grove Road, Surrey, CR4 1SB**  
**Asking Price £350,000**

 2  1  1  D





Total area: approx. 43.1 sq. metres (463.4 sq. feet)



- Recently Refurbished Kitchen
- New Cooker and Oven
- Black and White Stone Kitchen Worktops
- Central Heating
- New Kitchen Units
- Marble Flooring in the Kitchen
- Satin Stainless Steel Kitchen Sink with Reversible Drainer and Single Lever Mixer Tap
- uPVC Double Glazing Patio French Doors
- Private Rear Garden

**2 Driveway Fit for Two Cars**

A ground floor maisonette offers an exceptional opportunity for first-time buyers, downsizers, and investors. Entering, you are welcomed by a bright and spacious reception room, filled with natural light. The generously sized double bedroom offers ample space for furnishings and storage.

A modern kitchen, with plenty of worktop and storage space. A fully tiled bathroom, and an over the shower bath. The property benefits from a private garden an increasingly rare feature offering a wonderful outdoor space for relaxing, gardening, or entertaining during the warmer months.

The property is within easy reach with less than a 2-minute walk to Mitcham Eastfields Railway Station and Mitcham Common

This home combines space, location, and practicality, making it a fantastic purchase opportunity.

Council Tax Band: C



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 76                       | 76        |  |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.