





36 Edgehill Road, Mitcham

£600,000 Freehold

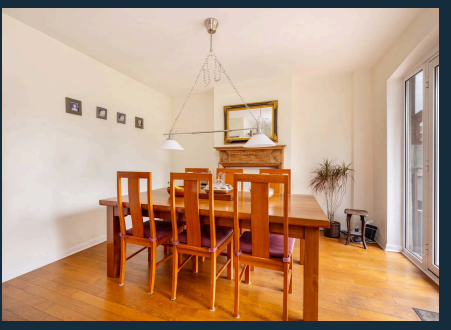
An extended four-bedroom family home moments from Mitcham Eastfields Station, with a spacious kitchen/diner, a principal bedroom with en-suite, and a fully insulated, air-conditioned garden studio.

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Just moments from Mitcham Eastfields Station, this extended four-bedroom family home offers an excellent balance of space, character and practicality, Arranged over three floors, with approximately 1,183 sq ft of internal accommodation plus a further 121 sq ft garden studio, the property has everything you would want from a well-rounded family home, From the separate living spaces and generous bedrooms to the fantastic garden office and excellent transport connections, there's a great deal to like about this house.

The ground floor begins with a welcoming entrance hall leading into a lovely front reception room, featuring a large bay window, wooden flooring, decorative cornicing and a characterful fireplace. To the rear is a spacious 18-foot kitchen and dining room, with a modern kitchen and French doors opening directly onto the garden. Upstairs, the first floor provides two generous double bedrooms, a versatile fourth bedroom and a family bathroom. The loft has been converted to create an impressive principal bedroom with its own en-suite shower room and additional

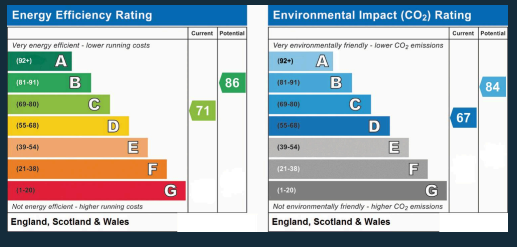


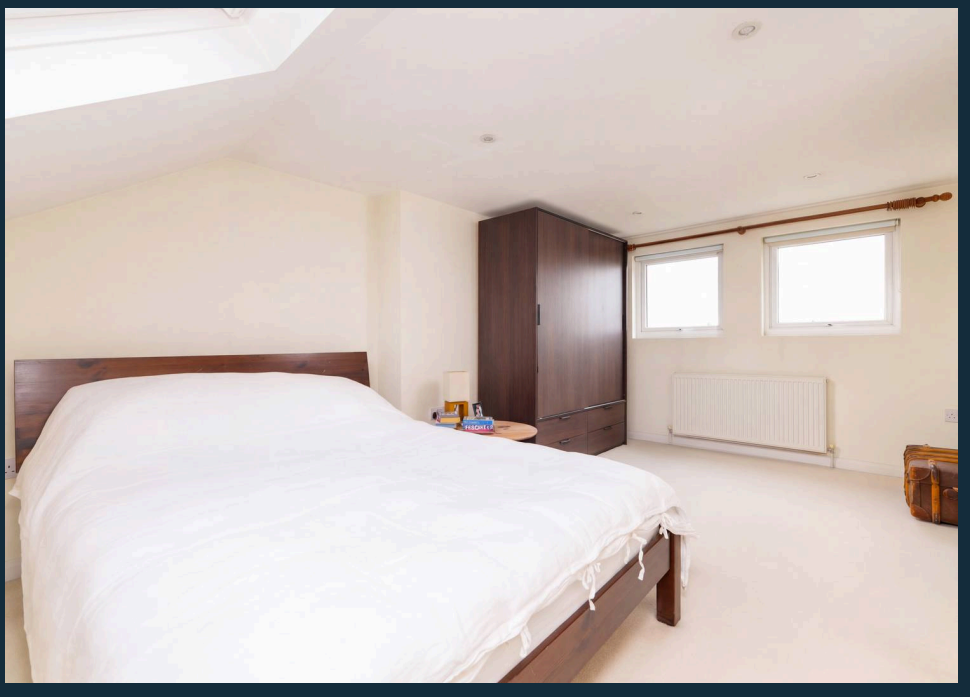




- Moments From Mitcham Eastfields Station
- Fully Insulated Garden Studio With Air Conditioning
- Four Bedrooms Arranged Over Three Floors
- Principal Bedroom With En-Suite Shower Room
- Approximately 1,183 Sq Ft Plus 121 Sq Ft Garden Studio
- Separate Reception Room With Bay Window and Feature Fireplace
- Spacious 18-Foot Kitchen/Dining Room
- Rear Garden With Decked Terrace and Mature Planting

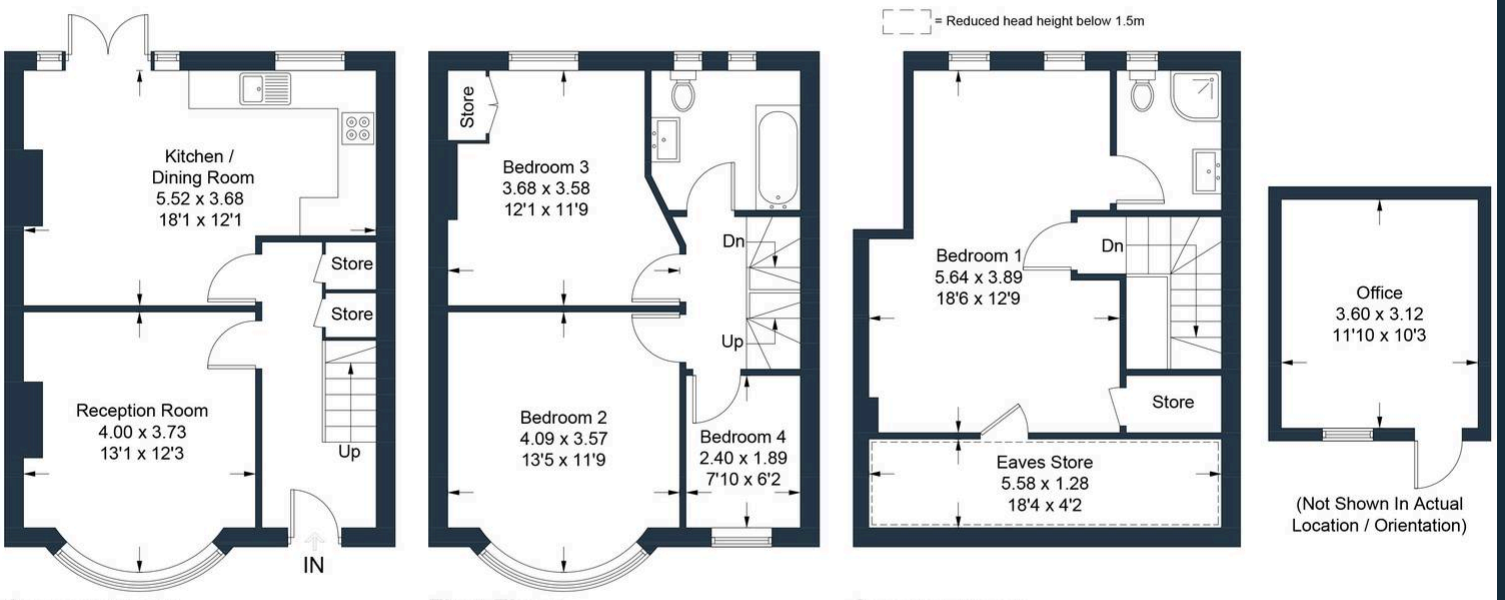






Edgehill Road, Mitcham, CR4

Approximate Gross Internal Area = 109 sq m /1183 sq ft
Outbuilding = 11 sq m / 121 sq ft
Total = 120 sq m / 1304 sq ft



Ground Floor **First Floor** **Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Haboodle Estate Agents (ID1347320)

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