



9 Caithness Road, Mitcham

OIEO £450,000 Freehold



haboodle

Originally arranged as a three-bedroom house, the property has been thoughtfully reconfigured to create two particularly large double bedrooms, making it ideal for buyers who value space and comfort. The original three-bedroom layout could also potentially be reinstated, depending on the new owner's requirements.

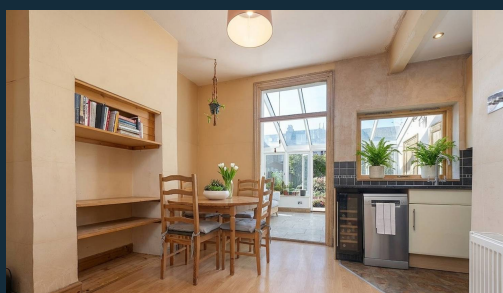
The ground floor features an impressive double reception room, providing plenty of space for both relaxing and dining. This flows into a semi-open-plan kitchen and a well-built extended conservatory, creating a bright and sociable living space overlooking the garden.

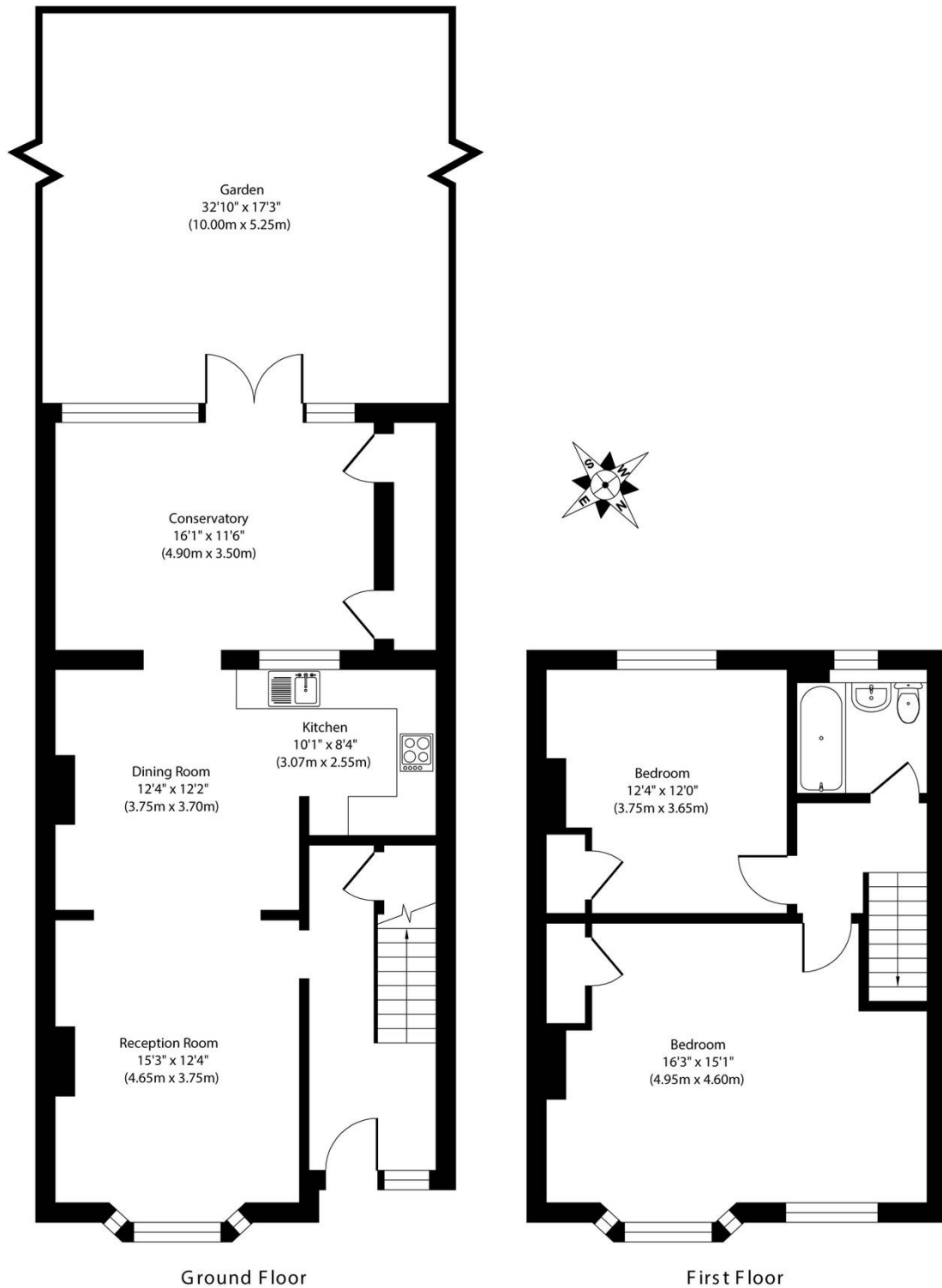
Doors from the conservatory lead directly onto a well-maintained private rear garden—perfect for entertaining, family time or simply unwinding during the warmer months.

Upstairs, there are two generously sized double bedrooms and a family bathroom. The property also offers potential to extend into the loft, subject to the necessary planning permission and consents, allowing future



- › Spacious Two-Bedroom House, Originally Arranged As Three Bedrooms
- › No Onwards Chain
- › Two Large Double Bedrooms
- › Impressive Double Reception Room
- › Well-Built Extended Conservatory
- › Well-Maintained Private Rear Garden
- › Potential For A Loft Conversion, Subject To Planning Permission
- › Excellent Transport Links Via Tooting, Mitcham Eastfields And Streatham Common Stations
- › Close To Local Amenities And





Ground Floor

First Floor

Caithness Rd, Mitcham CR4
 Approx. Gross Internal Area 1033sq ft / 96sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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