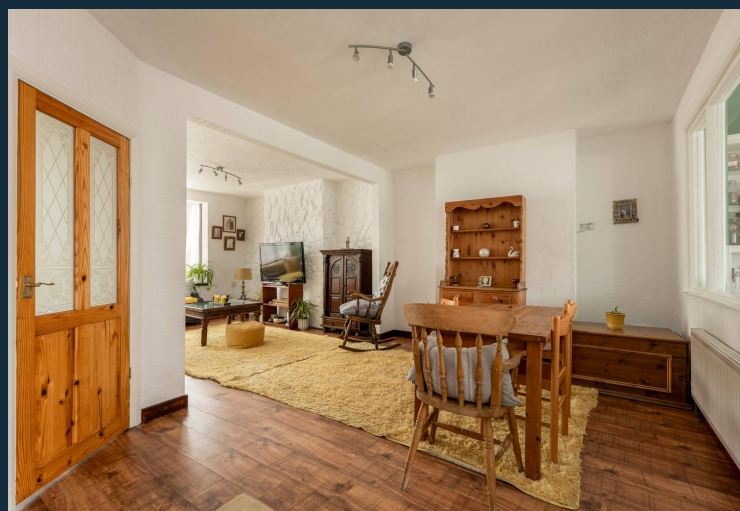




29 Mortimer Road, Mitcham

OIEO £500,000 Freehold



habboodle

A Four-Bedroom Family Home With Space, Flexibility And Room To Grow, Offered Chain-free.

This home has been in the same family for more than four decades, and it has that steady, well-loved feel you only get when a place has been properly lived in. Over the years, it's been extended at the rear and into the loft, giving you more space and flexibility than the standard layout on the road.

Inside, the ground floor has a natural, easy flow with the rear extension opening up the back of the house, ideal for family life and day-to-day living.

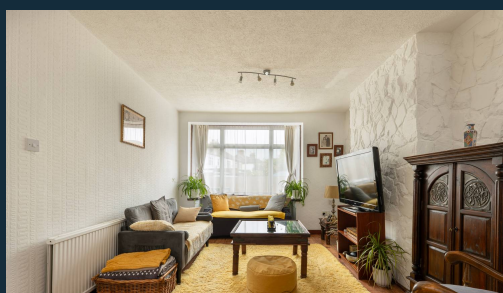
Up on the first floor, you'll find two genuine double bedrooms and a third room that works well as a child's room, nursery or home office, along with a family bathroom.

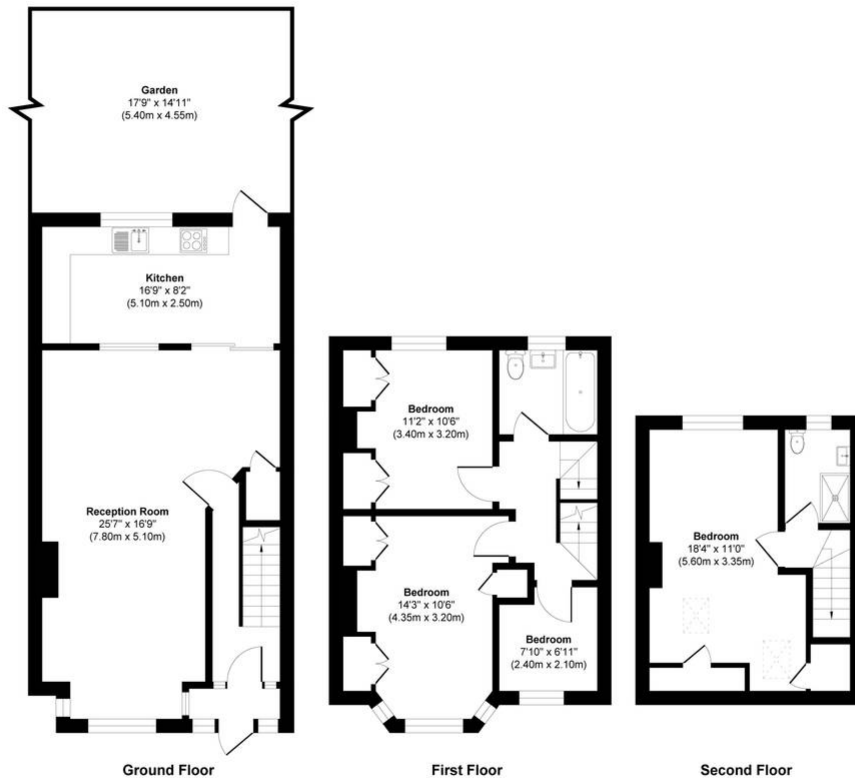
The loft conversion adds another room on the top floor plus a separate shower room, which is perfect for older children, guests or anyone who

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		84
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Long-Held Family Home (Owned For 40+ Years)
- Rear Extension Creating Improved Ground-Floor Space
- Loft Conversion With Separate Shower Room
- Three First-Floor Bedrooms (Two Doubles + One Ideal As Office/Nursery)
- Family Bathroom On The First Floor
- Potential For Off-Street Parking At The Front (Subject To Consents)
- Chain-Free Sale
- Great Family Location Close To Schools, Parks And Transport





Mortimer Road Mitcham, CR4
Approx. Gross Internal Area 1274 sq. ft / 118.40 sq. 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.

Plan produced by AR Net Media-www.arnetmedia.uk



haboodle