

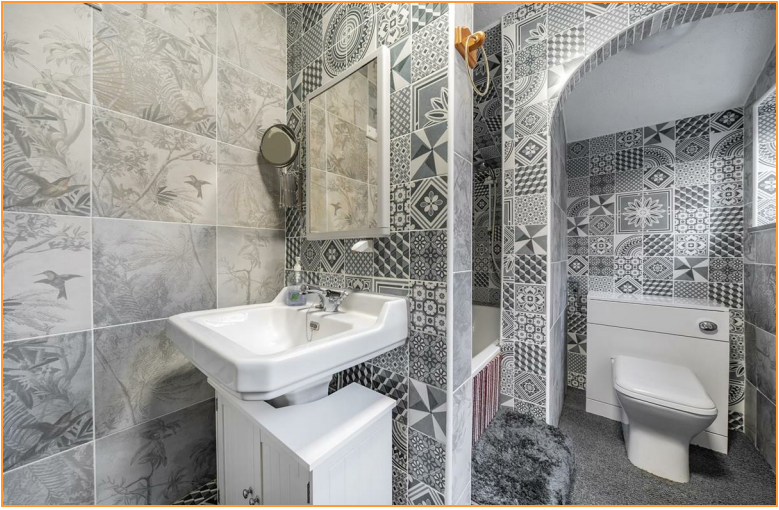


5 Wood Street

Mitcham, CR4 4JT

Price Guide £375,000

Silverman Black is delighted to offer this charming and characterful period cottage located in a popular residential street within about 10 minutes walk of the centre of Hackbridge and Hackbridge BR station. The property affords good size accommodation which incorporates a living room, a sizable kitchen/breakfast room and the bathroom on the ground floor - with two generous double bedrooms located on the floor above. Additionally, there is a static staircase running from the cupboard in the front bedroom up into a part converted loft space with two large Velux windows and flooring - but, although this is a generous space, it would need considerable investment to make this usable as more than storage, or a hobbies/play area! The larger property is quite "basic" in terms of internal fit out and would need some investment and modernisation to bring it back up to a good modern standard - but we regard this as an ideal blank canvass for a discerning buyer who would like something to put their own stamp on! Externally, the property seems to be in good condition with much of the cottage having been re-rendered in the recent past, whilst the rear garden extends around 40 ft and incorporates a useful pre-fab workshop. The property is partly double glazed and has wall mounted gas heaters in most of the main rooms. In terms of facilities, the recently opened Hackbridge Primary School campus is only a couple of hundred yards away, whilst the shopping facilities of the village centre - including a large Lidl supermarket - are approximately half a mile distant (10 minutes walk). Hackbridge BR station which affords regular fast trains to London Victoria via Clapham Junction is less than 15 minutes walk - whilst the Wimbledon to Beckenham tram line (via East Croydon) is accessible at Mitcham Junction, is also a 15 minute (0.7 mile) walk away. We highly recommend arranging a viewing of this exceptional cottage - so call today to arrange your appointment to visit



- A characterful two bedroom semi-detached cottage located in a well regarded residential street about 10 minutes walk from Hackbridge BR station
- Accommodation comprises a front living room, a good size kitchen/breakfast room and the bathroom on the ground floor - with two double bedrooms on the first floor
- The attic has been part converted - with a static staircase, two large velux windows and a floor - but is currently only useful as storage or a hobbies/play room
- Pretty rear garden extending around 40 ft and incorporating a large pre-fab work shop
- Gas wall heaters, some double glazing
- An ideal blank canvass for a discerning buyer to put their own stamp on
- Freehold; Council Tax Band "C"; EPC rating "E" (no central heating)
- Hackbridge BR station roughly 15 minutes walk away affording access to London Victoria, The City and Clapham Junction; 15 minutes walk (0.7 miles) to access the Wimbledon - Bromley Tram service at Mitcham Junction
- Access to all of the Borough's award winning schools - Sutton is currently named as having the best educational facilities in London!
- Viewing highly recommended - call today to book your appointment

