



9 Acacia Road  
Mitcham, CR4 1SF  
£400,000



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# 9 Acacia Road

## Mitcham, CR4 1SF

Watson Homes are delighted to offer this charming \*RECENTLY REFURBISHED\* two double bedroom terraced family home. The property benefits from an en-suite WC, a spacious kitchen/breakfast room and no onward chain.

The property is conveniently located within easy access of Mitcham, Streatham and Tooting, with railway services from Mitcham Eastfields just a short distance away. Numerous regular bus routes also offer good connections to the surrounding area. There are a variety of local shops and amenities nearby, with Mitcham and Colliers Wood providing a larger selection as well as restaurants and bars.

### Accommodation

UPVC double glazed entrance porch

Wooden door to..

Lounge 13'2" x 12'3"

UPVC double glazed sash windows to front bay, double panel radiator, picture rail, newly fitted carpet.

Kitchen/breakfast room 13'2" x 9'11"

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hob with extractor fan above and oven/grill below, space for American style fridge/freezer, double panel radiator, access to large under stairs storage cupboard, UPVC double glazed window to rear aspect, wood flooring.

Utility area

Space and plumbing for washing machine, wood flooring, obscure UPVC double glazed door to rear garden.





**Downstairs bathroom**  
Modern suite consisting of tiled walk-in cubicle with thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, cupboard housing combination boiler, double panel radiator, wood flooring, obscure UPVC double glazed window to rear aspect.

**Stairs to 1st floor landing**  
Newly fitted carpet, loft access.



**Bedroom one 13'2" x 9'11"**  
UPVC double glazed sash windows to front aspect, double panel radiator, newly fitted carpet, built in wardrobe.

**Bedroom 2 13'2" x 10'0"**  
UPVC double glazed window to rear aspect, newly fitted carpet, double panel radiator, built in wardrobe.

**Ensuite WC**  
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, wood flooring, fitted storage cupboard, double panel radiator, extract fan, obscure UPVC double glazed window to rear aspect.



**Rear garden**  
Hardstanding seating area with footpath to rear, lawn sections and shrubs bordering, fence enclosed.

**BUYER'S INFORMATION**  
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.



## Floor Plan



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

