



**TOOMEY**  
ESTATE AGENTS



## 23 Russell Road Mitcham

**£475,000**  
Freehold

\*\*\* A SPACIOUS THREE BEDROOM END OF TERRACE HOUSE WITH GARAGE AND DRIVEWAY TO SIDE \*\*\*

Offered for sale with NO FORWARD CHAIN is the spacious three bedroom halls adjoining end of terrace house which forms part of this well regarded road in the heart of Mitcham.

The property benefits from a garage to side with a good section of side garden which could be used to provide an extension subject to the usual planning consents.

The house does benefit from gas central heating but requires some modernisation and redecoration although this is reflected in the asking price.

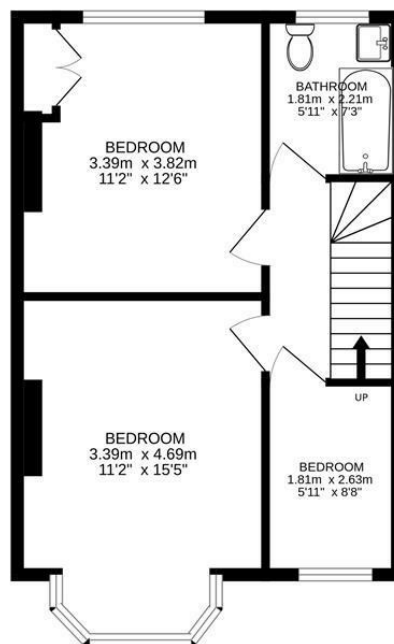
The property comprises of an entrance hall with two reception rooms, kitchen and conservatory to the ground floor with the upstairs comprising of a landing, three bedrooms and bathroom/wc.

Russell Road is conveniently located for Mitcham town centre and local transport links.



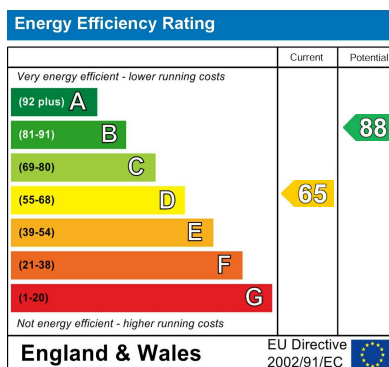


Ground floor  
45.4 sq.m. (489 sq.ft.) approx.



1st floor  
40.7 sq.m. (438 sq.ft.) approx.

TOTAL FLOOR AREA : 86.1 sq.m. (927 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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