



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.

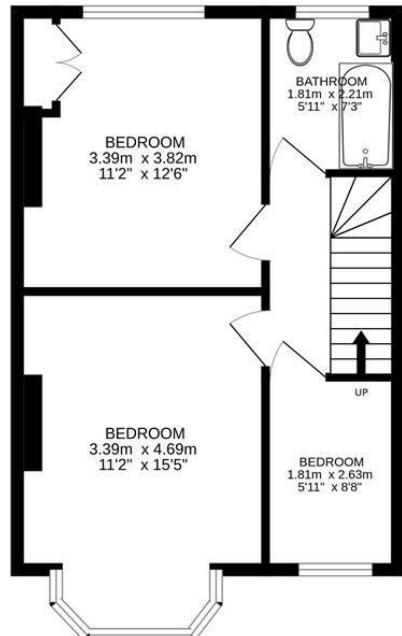
The property comprises of an entrance hall with two reception rooms, kitchen and conservatory to the ground floor with the upstairs comprising of a landing, three bedrooms and bathroom/wc.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Toomey Estate Agents Sales

333a London Road
Mitcham
Surrey
CR4 4BE

0208 715 9333

enquiries@toomeyestateagents.co.uk

www.toomeyestateagents.co.uk

