



2 Seaton Road, Mitcham

OIEO £400,000 Freehold



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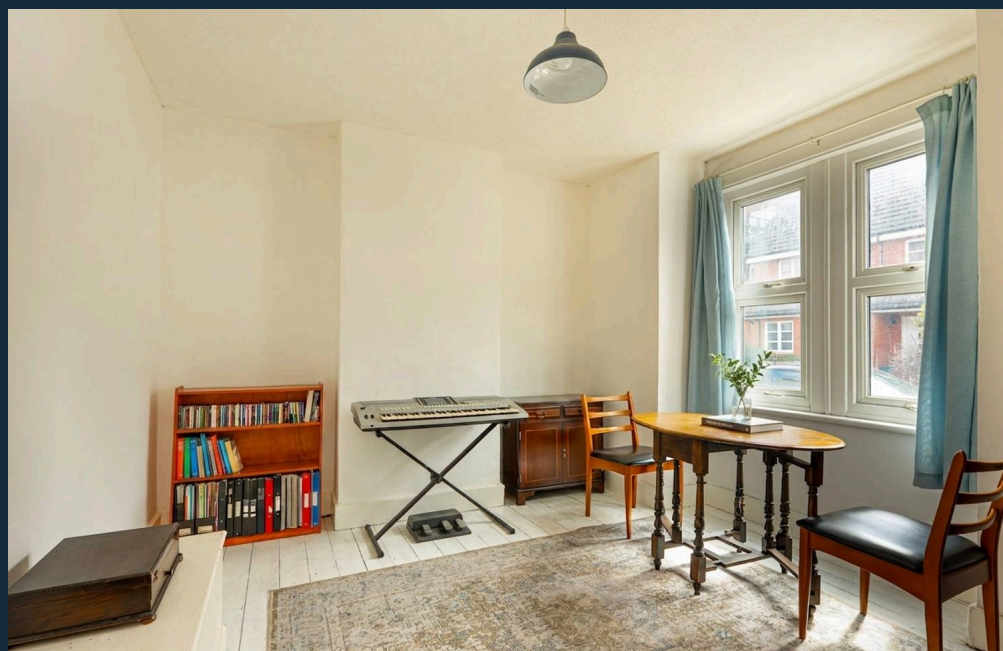
Situated on a quiet residential road, this **extended freehold home** offers flexible accommodation, a generous rear garden and excellent transport links, all within easy reach of South Wimbledon, Colliers Wood and Mitcham Eastfields.

Guide Price £415,000 – £425,000.

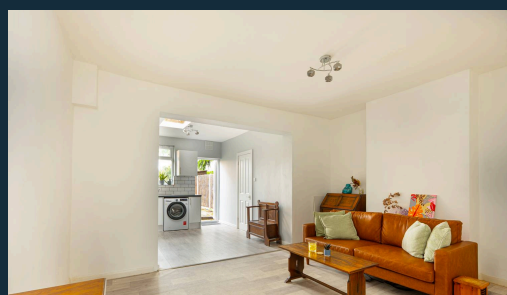
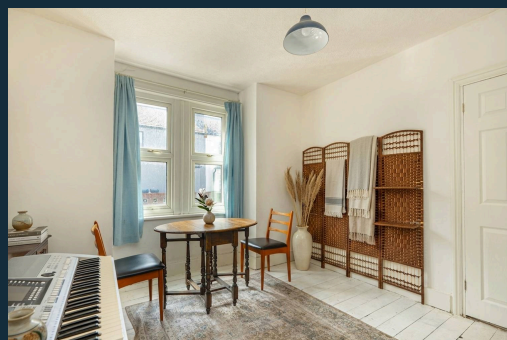
Thoughtfully arranged to suit modern lifestyles, the property provides more space than many comparable homes in the area and will appeal to first-time buyers, young families, investors and those looking for a home that can adapt to their changing needs.

The accommodation has been extended to the rear, creating a spacious kitchen and dining area that forms the heart of the home. Perfect for everyday family life or entertaining guests, this bright and sociable space complements the property's flexible layout. To the front, a generous reception room offers a variety of uses and could equally serve as a third bedroom, guest room or home office if required. The living room provides

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- › Extended Freehold House
- › Flexible Layout With Potential Third Bedroom
- › Spacious Kitchen And Dining Area
- › Downstairs WC
- › Good-Sized Private Rear Garden
- › Quiet Residential Road
- › Walking Distance To South Wimbledon And Colliers Wood Stations
- › Close To Phipps Bridge Tram Stop and Mitcham Eastfields Station Within Easy Reach
- › Convenient Access To The Tandem Centre, Multiple Supermarkets, Great Local

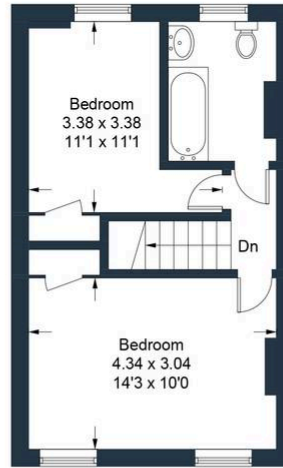


Seaton Road, Mitcham - CR4

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Haboodle Estate Agents (ID1308335)



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