



TOOMEY
ESTATE AGENTS



6 Wood Street Mitcham

£395,000

Freehold

We are delighted to present to the market this charming and well-proportioned two-bedroom terraced home, offering spacious accommodation and an excellent opportunity for first-time buyers, downsizers, or investors.

The property comprises a bright and spacious through lounge, a fitted kitchen, a ground floor shower room with a separate WC, while the first floor offers two generously sized bedrooms and a well-appointed family bathroom.

Further benefits include UPVC double glazing throughout, gas central heating, a private rear garden, and the added advantage of being offered to the market with no onward chain.

Ideally situated between Mitcham Junction and Hackbridge, the property enjoys excellent access to a wide range of local shopping amenities, schools, and superb transport links, providing convenient



ENTRANCE HALL

Gas central heating radiator, stairs to first floor

LOUNGE

UPVC double glazed bay window, gas central heating radiator, laminate flooring

DINING AREA

UPVC double glazed window, gas central heating radiator, laminate flooring

KITCHEN

UPVC double glazed window, gas central heating radiator, range of base/eye level units, fitted gas hob, electric oven, extractor hood, stainless steel sink/drainage unit, plumbing for washing machine, storage cupboard, boiler, door to rear garden, tiled flooring

SHOWER ROOM

UPVC double glazed window, heated towel rail, pedestal hand basin, walk in shower cubicle, fully tiled

SEPERATE WC

UPVC double glazed window, gas central heating radiator, low flush wc

FIRST FLOOR LANDING

Storage Cupboard, loft access

BATHROOM

UPVC double glazed window, heated towel rail, panel enclosed bath with mixer/shower taps, low flush wc, vanity hand basin, storage cupboard, extractor fan, fully tiled

BEDROOM ONE

UPVC double glazed window, gas central heating radiator, double fitted wardrobe

BEDROOM TWO

UPVC double glazed window, gas central heating radiator, fitted wardrobe

REAR GARDEN

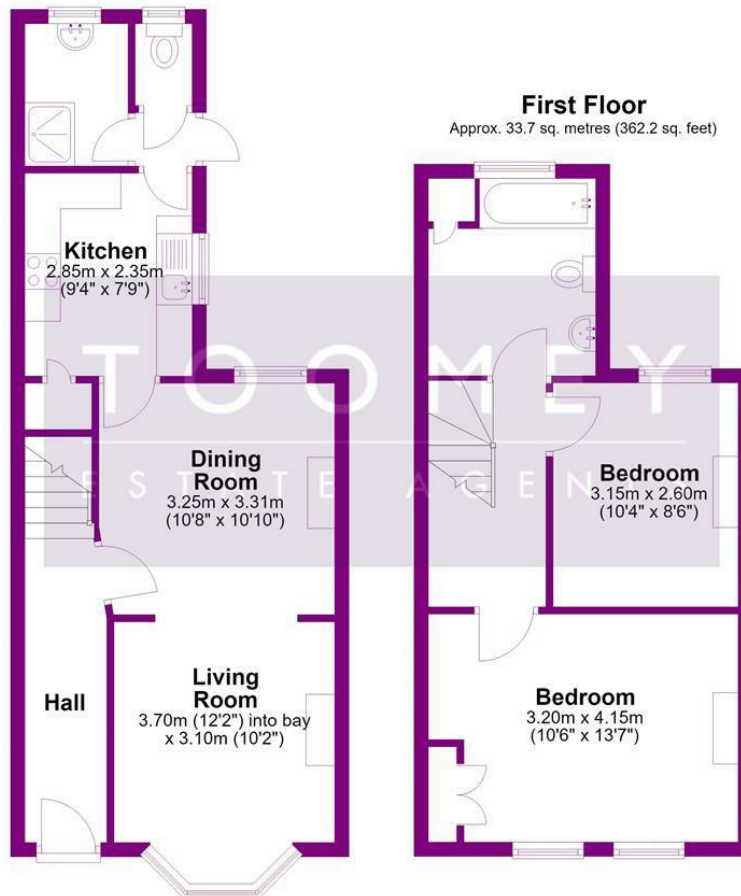
Patio area, outside tap, rear access gate.





Ground Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.2 sq. feet)

Total area: approx. 73.8 sq. metres (794.9 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards
incorporating International Property Measurement Standards.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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

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