

# Truuli



## Manor Road, Mitcham, Surrey, CR4

£525,000 Freehold

- End of terrace house
- Off street parking
- Two bathrooms
- Four bedrooms
- Potential for expansion (STPP)
- Three Reception rooms
- Large kitchen and Breakfast Room
- Conservatory
- Downstairs W.C

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

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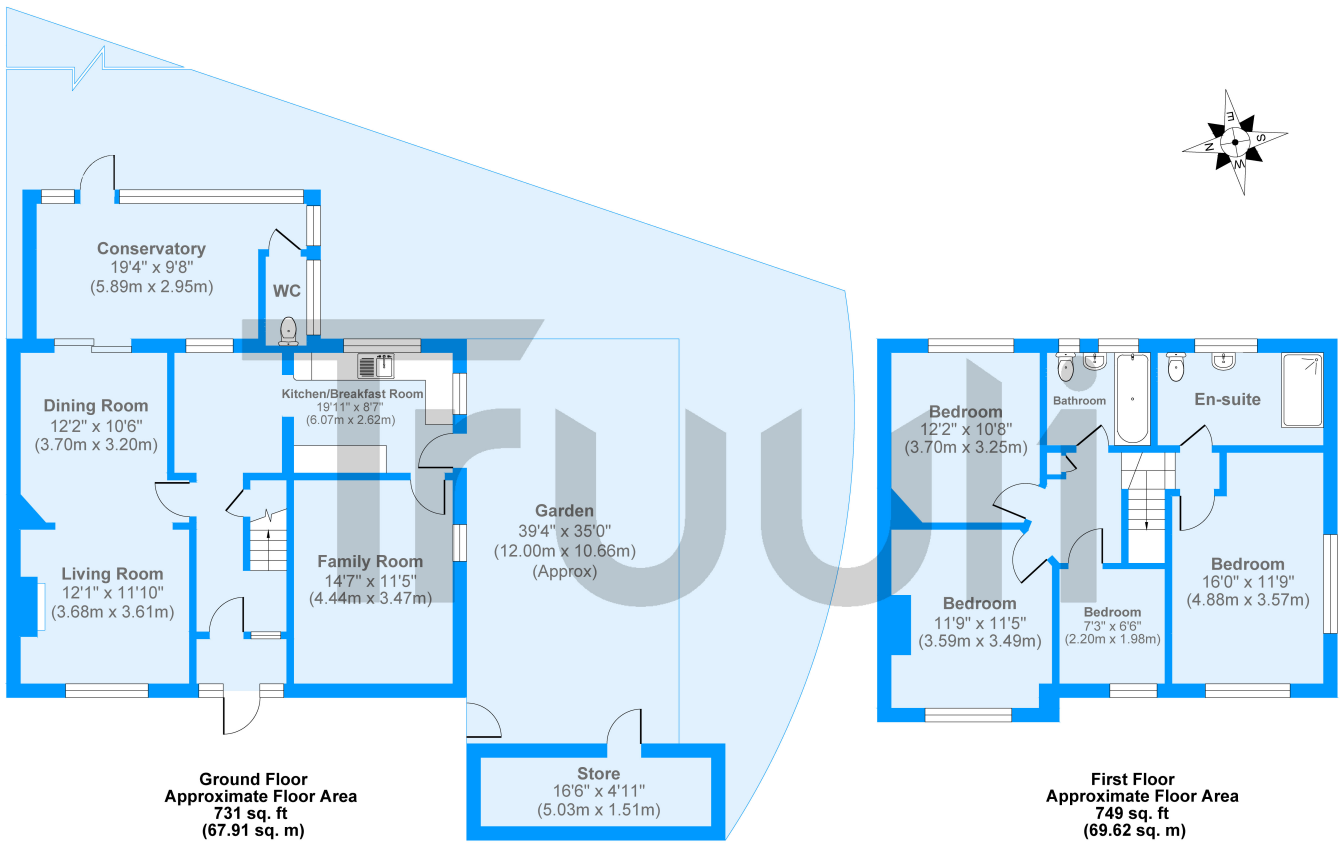
£525,000 Freehold

My family and I have loved living here. The house provides us all with the space we need to be together or a quiet place to be on our own if needed. The property is great for growing teenage children and holding large family gatherings is so easy with the space we have: we often have everyone over for important events and sit comfortably in the living areas for hours.

My favourite part of the house is the garden. There is so much outside space here and it's why I wanted to buy this house in the first place. I love sitting outside in the morning with a coffee, lounging in the afternoon with a good book or relaxing in the evening with a glass of wine.

We previously had planning permission to expand the property further, but with all the space we have we did not think it was necessary. Our home is close to Mitcham Common, giving us that lovely countryside feeling, we also have Mitcham Eastfields Station nearby providing excellent train links into London Blackfriars and London Victoria, not to mention the great bus links which are also on our doorstep.

## 20 Manor Road



Approx. Gross Internal Floor Area 1480 sq. ft / 137.53 sq. m

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	66	(55 to 68) <b>D</b>	58
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	77	EU Directive 2002/91/EC	71
England, Wales & N.Ireland		England, Wales & N.Ireland	

