

# Truuli



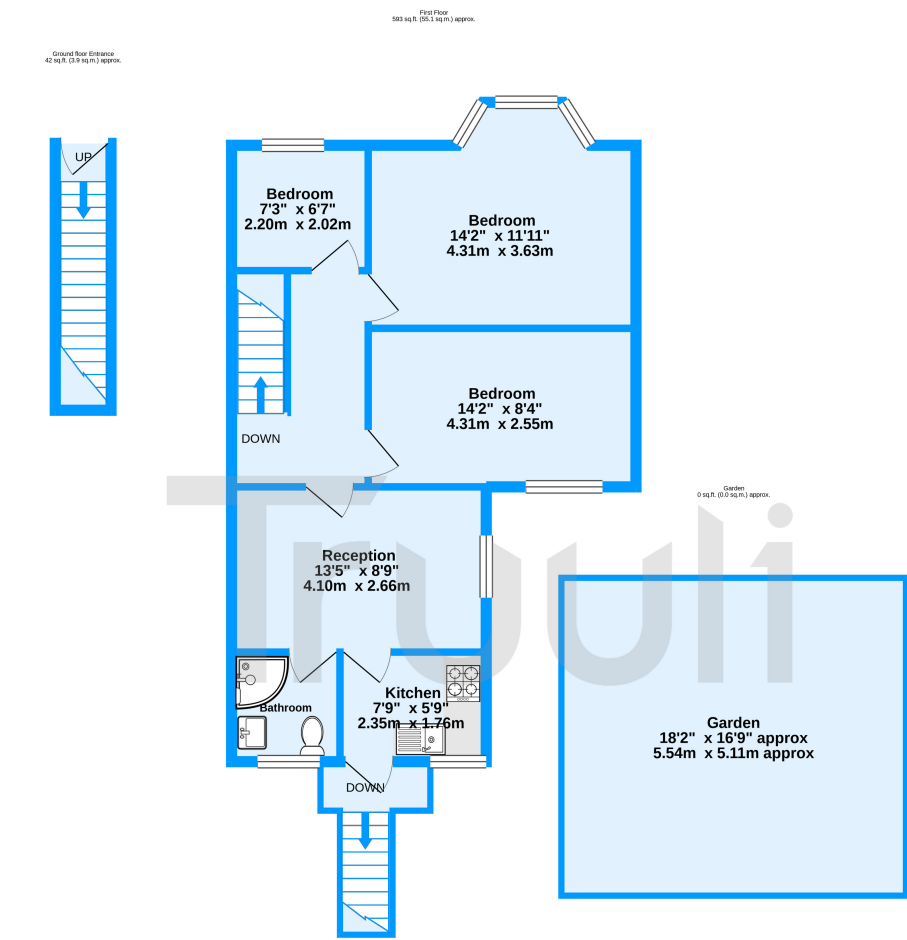
Rialto Road, Mitcham, Surrey, CR4  
£335,000 Leasehold



- Close proximity to all local amenities
- Three bedrooms
- Approximately a two minute walk to Mitcham Eastfields Station
- Private west facing rear garden
- Close to a wide range of local gyms
- Potential to extend into the loft
- Bright and deceptively spacious throughout

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\*\*\*Vendor's comments:\*\*\* "If you want the perfect mix of convenience and space, whilst still feeling like you're not in the hustle and bustle of London then this is the place for you! I've lived in this house since 2006 and throughout that time it's shown me its versatility and adaptability. I moved in as a single first-time buyer and had more space than I knew how to handle as it is deceptively spacious. The large bedroom at the front was my reception room, the now living room was the dining room and the third bedroom was my study. Now with many years passed, a child and a partner in addition it has taken on a whole new form and still feels spacious. This place really can accommodate to a wide range of people with different needs and you still have the option to extend into the loft area. We're moving as it'll be our first property together and with future plans a lot more space will be required. We won't be going too far though as this area really is ideal. The west facing garden means that in the summer the majority of the sun is directly in the garden till sunset. You really enjoy the summer months with the space and privacy it provides as well as get the BBQ going without any smoke going in the house. Living so close to the station is something I'll forever miss once we move. You are 20 minutes direct to London Victoria & 28 minutes to London Blackfriars and with a 30 second walk to the departing platform it really doesn't get any better. You are also only 8 minutes and 1 stop away from Balham, perfect for the Northern line or to enjoy what Balham itself has to offer. Convenience really couldn't be any better: LIDL (take your pick there's 4 close by), Morrison's and ASDA are all within a short walking distance along with the local newsagents right at the bottom of the road. You also have the Tandem Centre in nearby Colliers Wood should you fancy a Nando's or require the anything from Argos, Dunelm or Curry's, it's only a 5-minute drive or 15 minutes on the 152 bus. You really are in the centre of it all without having the noise and congestion to deal with. Lastly, we have Figges Marsh or Mitcham Common which has been perfect open green spaces for a walk or a run. There's also a wide range of local gyms (Kings, Nuffield, The Gym, Better Gym) should you require the use of such establishments.



|  |   |                         |   |   |   |
|--|---|-------------------------|---|---|---|
| Energy Efficiency Rating   |   |                         | Environmental Impact (CO <sub>2</sub> ) Rating                                      |   |   |
| Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any. |   |                         |   |   |   |
| Very energy efficient - lower running costs  |   | Current                 | Potential   | Very environmentally friendly - lower CO <sub>2</sub> emissions                     |   |
| (92 to 100)  | A | 78                      | 60  | (92 to 100)   | A |
| (81 to 91)   | B |                         |   | (81 to 91)  | B |
| (69 to 80)   | C |                         |   | (69 to 80)  | C |
| (55 to 68)   | D |                         |   | (55 to 68)  | D |
| (39 to 54)   | E |                         |   | (39 to 54)  | E |
| (21 to 38)   | F | 60                      |   | (21 to 38)  | F |
| (1 to 20)  | G |                         |   | (1 to 20)   | G |
| Not energy efficient - higher running costs  |   |                         |   | Not environmentally friendly - higher CO <sub>2</sub> emissions                     |   |
| England, Wales & N.Ireland   |   | EU Directive 2002/91/EC |  | England, Wales & N.Ireland  |   |
|  |   |                         |   | EU Directive 2002/91/EC   |   |
|  |   |                         |   |  |   |

