

Truuli



Dahlia Gardens, Mitcham, Surrey, CR4

£575,000 Freehold

- Off street parking & garage
- Open plan kitchen & dining room
- 0.2 miles approximately (4 mins) walk to Mitcham Common
- Close to all local transport and amenities
- Scope for extension (STPP)
- Sought after location

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

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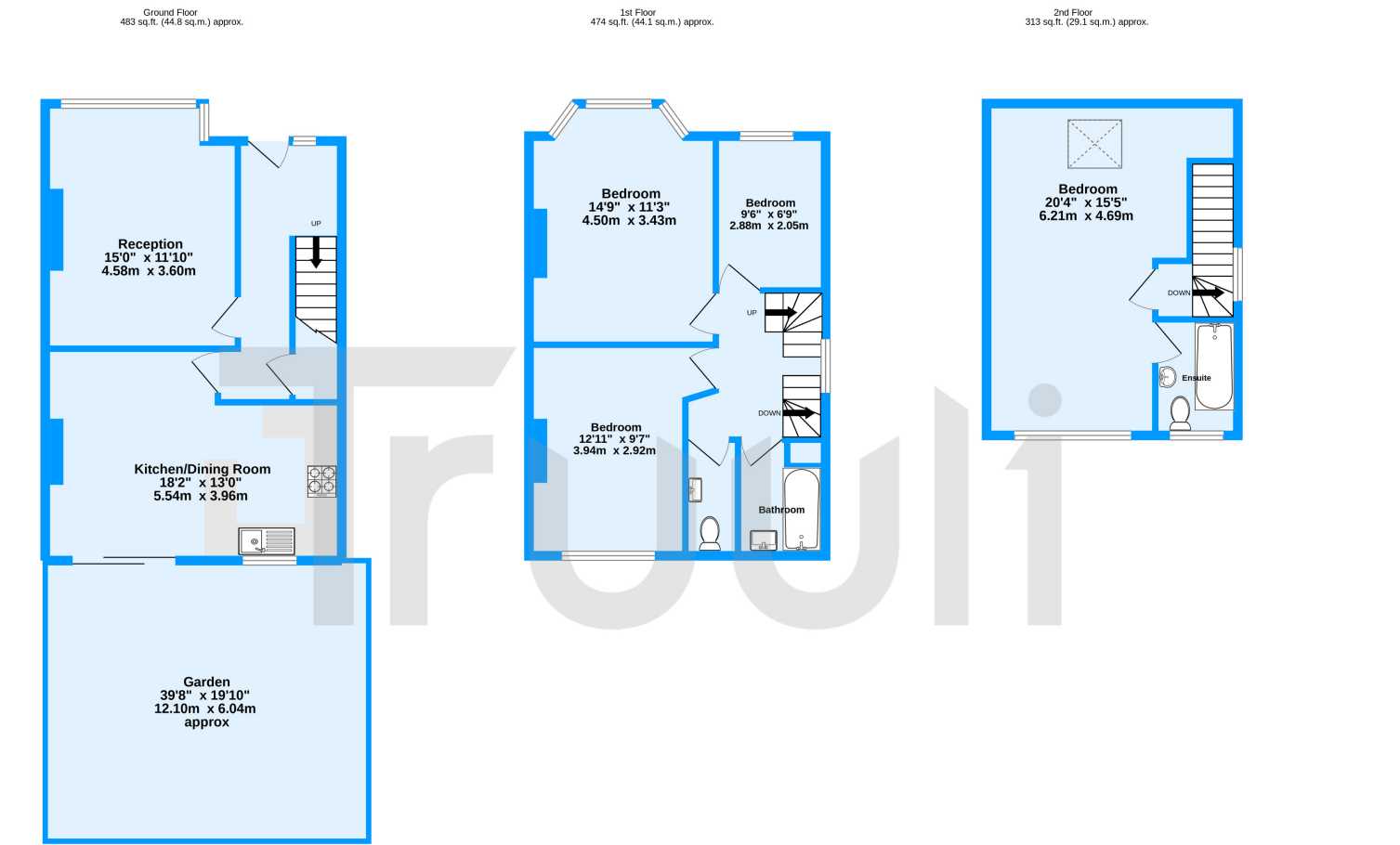
£575,000 Freehold

*** Vendors Comments *** "When we made the decision to start our search for a new home, we needed a property that would give our family the space to grow. The garden area has been our hub during the summers, for friends and family to join us in festivities. Having now lived in the property for over 20 years our family has expanded and continued their journeys building towards their futures outside of our family home. Weekends are now filled with grandkids who come to visit and make use of the space and local attractions to the fullest.

When we initially purchased the property the loft room was divided into two double bedrooms, meaning it was a 5-bedroom property. We removed the partition wall and fitted an en-suite bathroom. We also combined the once smaller kitchen into the larger dining/kitchen area. Most recently, the house has been repainted and new carpets have been installed within the last 3 years.

We are now looking to downsize our family home and hopefully stay within the local area that we have come to know and love. Mitcham Eastfields, Norbury, and Streatham Common are all within a short distance for travelling via rail. Local Buses and tram links make an easy commute to Morden, Wimbledon, Croydon, Streatham and Brixton to name a few.

The area has a lot of green space which makes an afternoon walk or jog with a furry friend that much more enjoyable. Some other local attractions include a golf course, Valley park/Purley way shopping area which includes a cinema and bowling alley just a 10-minute drive away."



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TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

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 person who has not been tested and no guarantee can be given.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Predicted	
<i>Very energy efficient - lower running costs</i>			
(92 to 100) A	84	(92 to 100) A	0
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	