

Truuli



Tamworth Lane, Mitcham, Surrey, CR4

£500,000 Freehold

- Garage
- Scope to extend to the rear and in the loft (STPP)
- Separate W/C
- Walking distance to Mitcham Eastfields station
- Sought after location

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

Tel: 0330 043 0002

Email: save@truuli.co.uk Web: www.truuli.co.uk

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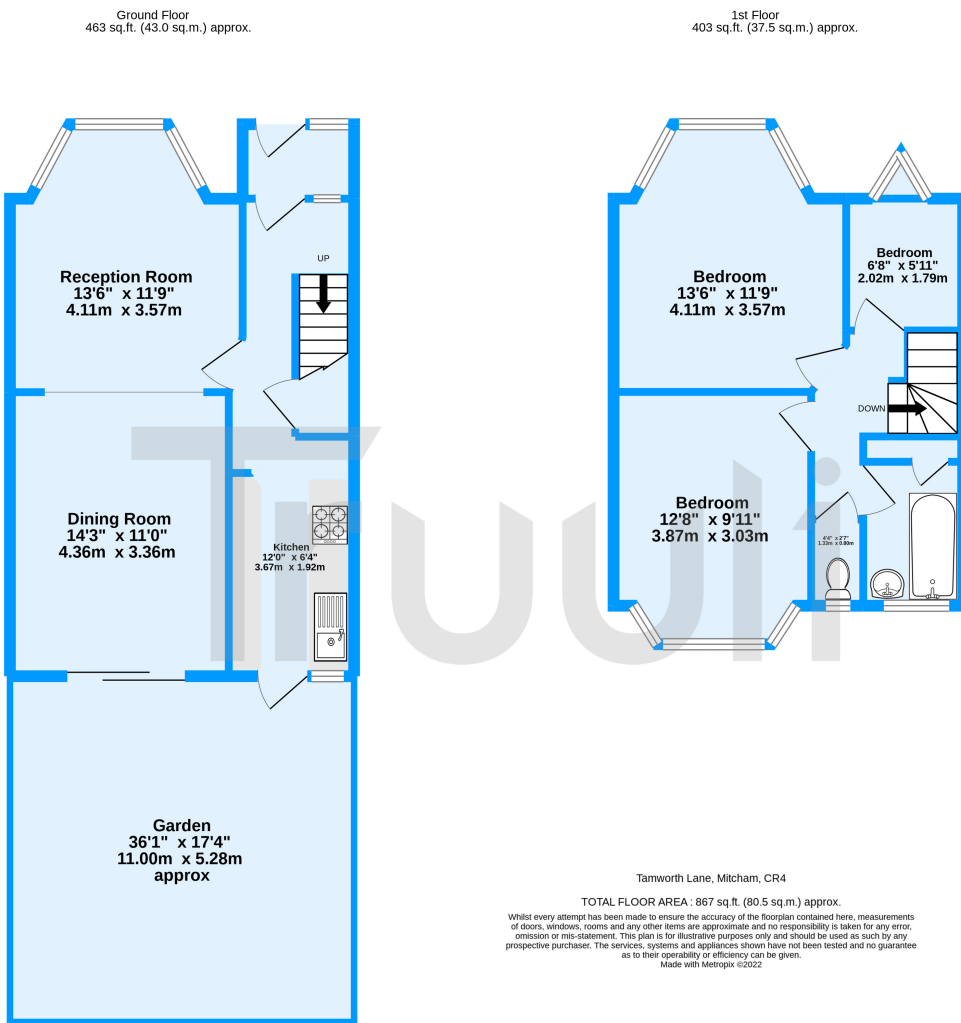
*** Vendors comments *** "We loved this house from the first time we set our eyes on it. That was 17 years ago.

Downstairs we have got a through lounge plus kitchen and cupboard in the hallway. Upstairs we have three bedrooms, a bathroom and a separate toilet and cupboard in the bathroom.

We have decorated this house internally three times since we bought it, the last time was in 2018. We also renovated the outside in 2021 and all the guttering was cleared in 2022.

We have a large GP surgery and Pharmacy at the end of this road and the train station at the other end. The transport links are good with the train station nearby. We also have the tram that goes to Croydon or Wimbledon. Not far away we have Mitcham Town Centre, roughly 10 minutes away with a Morrison store, Large Asda, Boots, Bank and lots of other stores. We also have a small bus that runs on the road and there is also a lovely school.

We love this house and it breaks our hearts to leave it. Our Neighbours are truly amazing people; they are simply the best, however, we have to move on due to health grounds".



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

