

Truuli



Manor Road, Mitcham, Surrey, CR4

£650,000 Freehold

- End of terrace family home
- Juliet & Balcony
- Annexe/Office in rear garden
- Abundance of natural light
- Ground floor extension
- Bi-folding doors leading to the garden
- Side access to property and garden
- Scope for loft extension (subject to planning permission)

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

Tel: 0330 043 0002

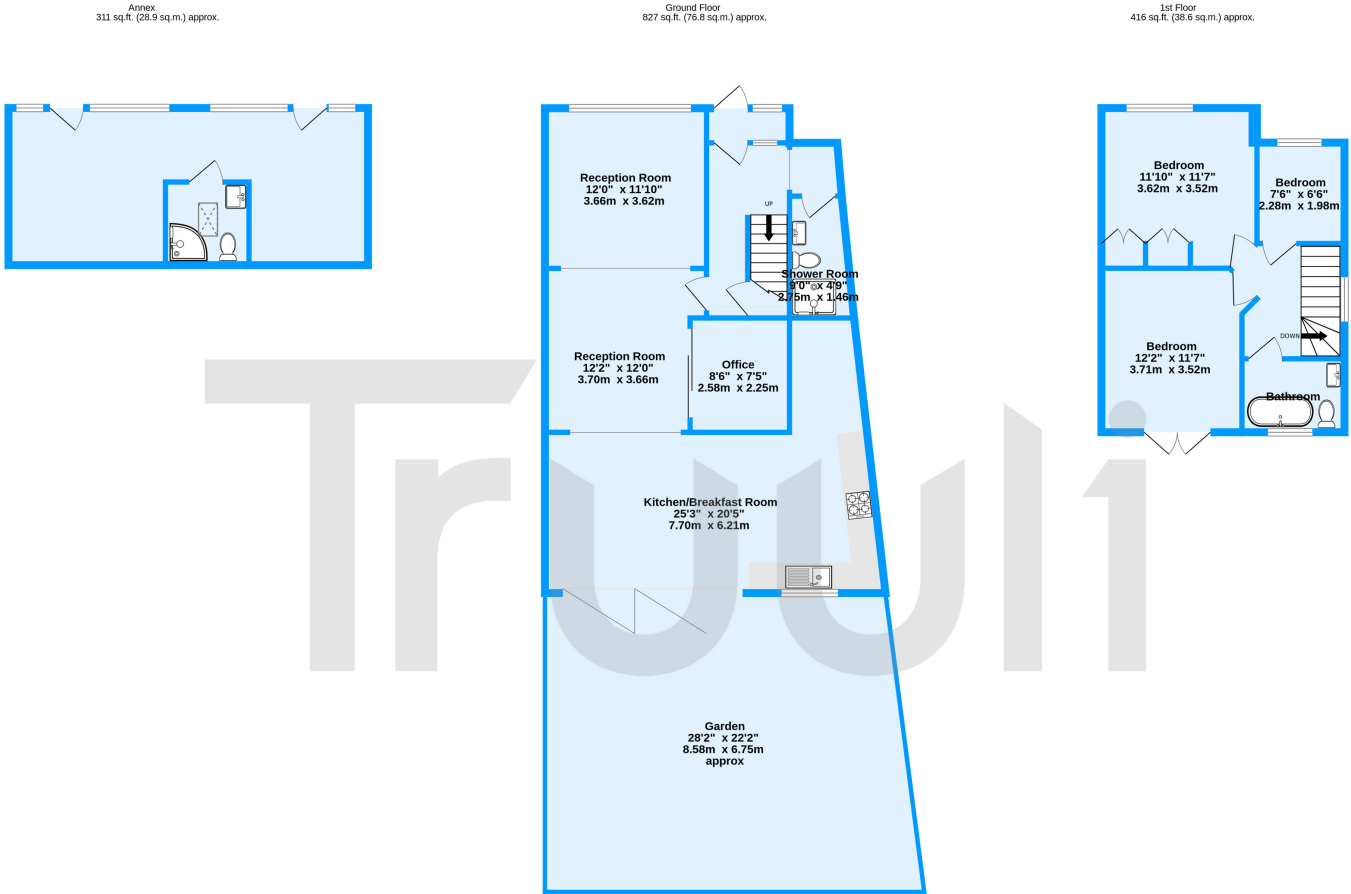
Email: save@truuli.co.uk Web: www.truuli.co.uk

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*** Vendors comments *** "The medical centre and pharmacy are so easily accessible and the 118 bus is a 24-hour service. Both Mitcham Eastfields and Streatham Common stations are close by to get to Victoria, London Bridge and to Gatwick and Luton Airports. The area is very peaceful and the Common is a wonderful place for anyone who loves walking and for families with children and dogs. It is a place very lovingly built or renovated.

I had the kitchen extended as I love entertaining and at the time was looking forward to living with my partner whose children would come to stay with us during their school holidays....."



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TOTAL FLOOR AREA : 1554 sq.ft. (144.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

