

# Truuli



## Malvern Close, Mitcham, Surrey, CR4 1EH

£485,000 Freehold

- Garage
- Scope for extension (STPP)
- Built in wardrobes in all bedrooms
- Modern kitchen with a range of wall and base units
- Potential for off street parking subject to relevant consents
- Peaceful cul-de-sac location

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

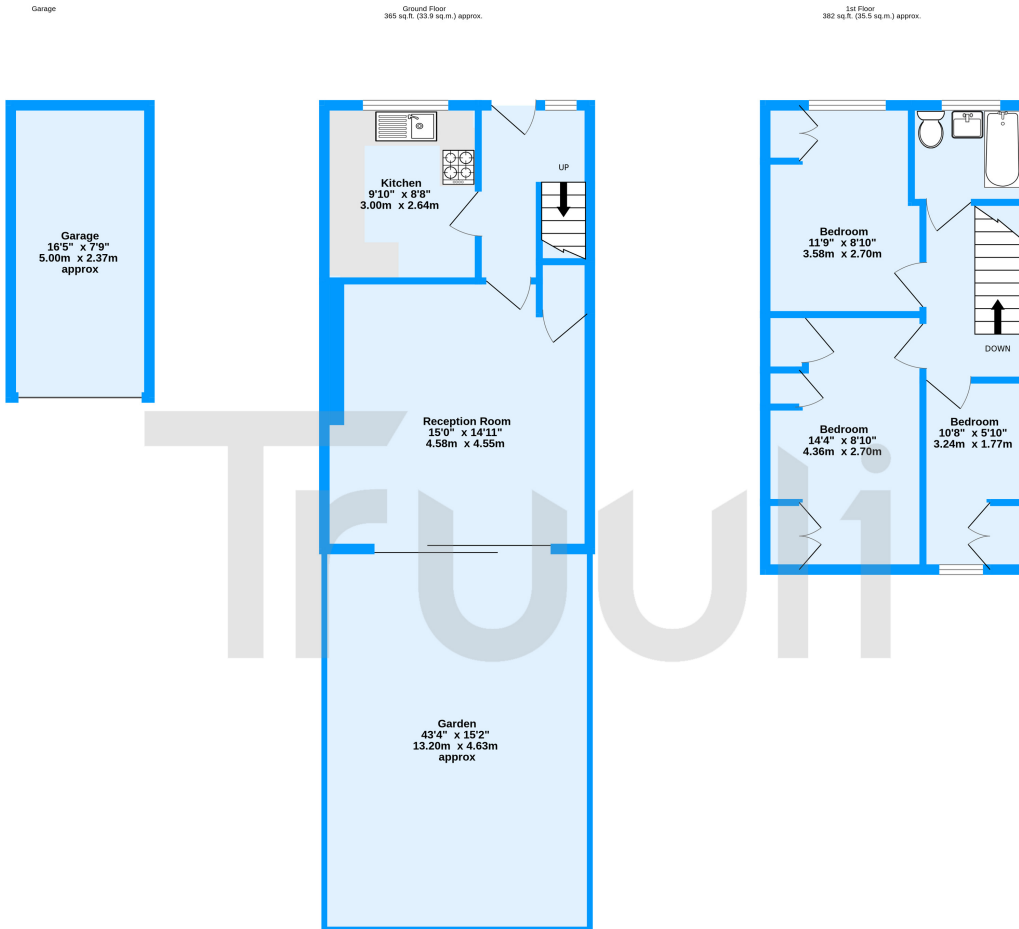
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\*\*\* Vendors comments \*\*\* " The first thing that attracted us to this property was where it was situated, the lovely neighbourhood and the quiet cul de sac. It is a calm place to bring up children and has some good schools, such as Harris Academy".



Malvern Close, Mitcham, CR4  
 TOTAL FLOOR AREA : 747 sq.ft. (69.4 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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

