

**Rodney Road
Mitcham, CR4 3DJ**

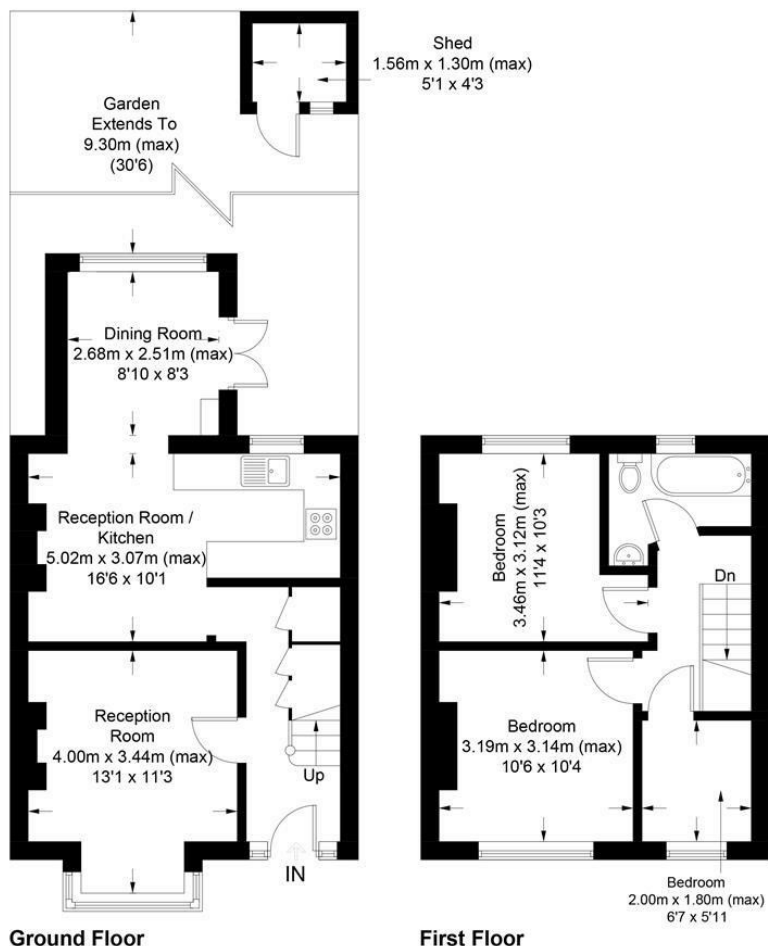
£460,000 Freehold



A beautifully presented three bedroom family home located on a quiet road close to the Tram, Tube and local Parks. This lovely property comprises of a newly fully fitted modern kitchen/diner with log burner and direct access to the South/West facing rear garden. Separate lounge, contemporary bathroom, three bedrooms two of which are doubles and a single bedroom that would be ideal for a home office. Further points to note are, no onward chain, the potential to extend to the loft, add off street parking subject to the usual planning permissions.

Rodney Road, CR4

Approximate Gross Internal Area = 77.2 sq m / 830 sq ft



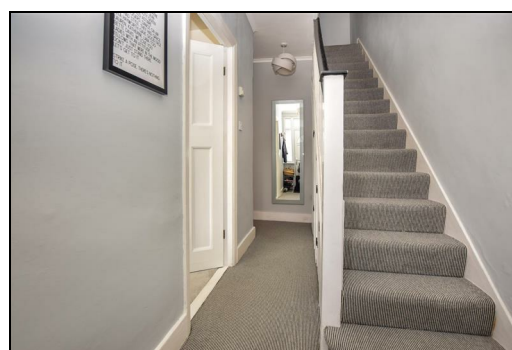
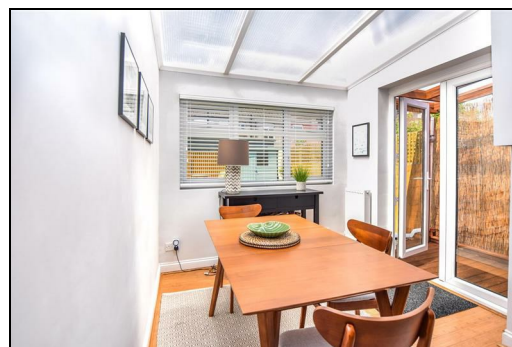
This floor plan is for representation purposes only and is not drawn to scale.

The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Beautifully Presented
- Three Bedrooms
- Quiet Location
- Separate Reception
- Modern Kitchen/Diner
- Potential To Extend
- No Onward Chain
- EPC Rating : D



Energy Efficiency Rating	
Current	Potential
64	88
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC	

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