

**Miles Road
Mitcham, CR4 3DA**

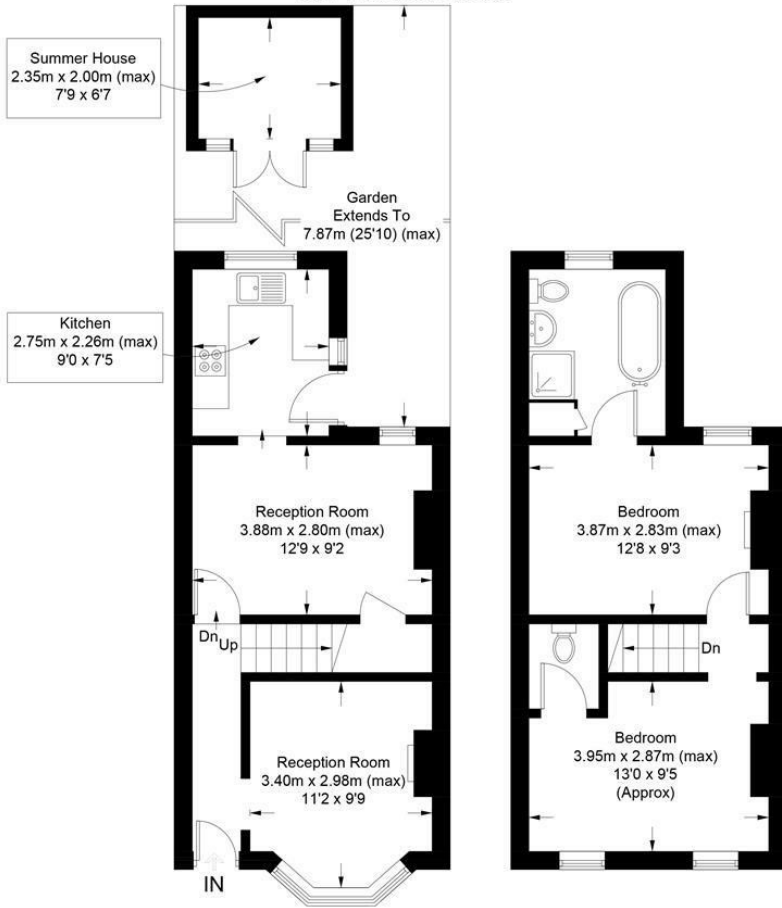
£400,000 Freehold



A beautifully presented two double bedroom Victorian Cottage located on a sought after road close to various transport links and amenities. Comprising of two receptions, fitted kitchen with direct access to the private garden, two double bedrooms on the first floor, one with en-suite and one with W/C. This lovely period property can also be extended to the side return and loft void as planning permissions have already been granted.

Miles Road, CR4

Approximate Gross Internal Area = 67.2 sq m / 723 sq ft
 Summer House = 4.7 sq m / 50 sq ft
 Total = 71.9 sq m / 773 sq ft



Ground Floor

First Floor

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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- Period House
- Two Double Bedrooms
- Potential To Extend
- Close To Transport
- Morden Hall Park Close By
- Ideal First Time Purchase
- EPC Rating : D
- Planning Permission Granted

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|---|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | 86 | (82 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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