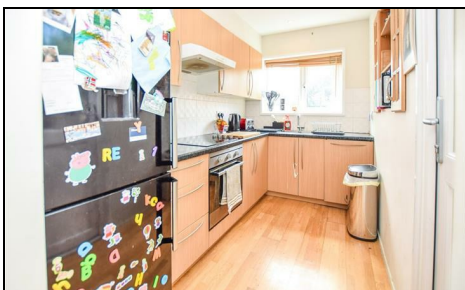


Church Path Mitcham, CR4 3BN

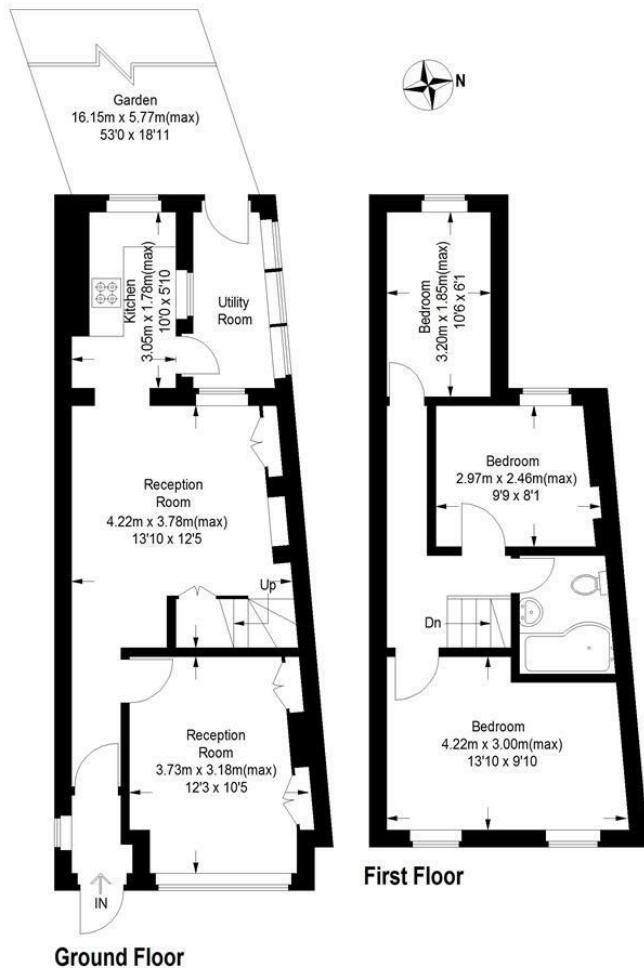
£425,000 Freehold



A well presented three bedroom end of terrace Period cottage located on a quiet road in the Cricket Green Conservation Area close to both Colliers Wood and Mitcham. Comprising of a three bedrooms, separate lounge or dining room, modern bathroom, kitchen with utility room and direct access to the west facing rear garden. This property would be an ideal purchase for a first time buyer looking for a house rather than a flat.

Church Path, CR4

Approximate Gross Internal Area
77.4 sq m / 834 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
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- Period Cottage
- Three Bedrooms
- End Of Terrace
- West Facing Garden
- Two Receptions
- Utility Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			64
(55-68) D			
(39-54) E			64
(21-38) F			
(1-20) G			64
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		61
(21-38) F		
(1-20) G		61
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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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