



6 Spencer Road
Mitcham Junction Mitcham, CR4 4JP
Guide price £375,000



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Nestled on Spencer Road in the charming area of Mitcham Junction, this delightful mid-terrace house presents an excellent opportunity for those looking to create their dream home. Spanning 656 square feet, the property features two well-proportioned reception rooms, perfect for entertaining or relaxing with family. The two spacious bedrooms offer ample room for rest and rejuvenation, while the upstairs bathroom adds convenience to daily living.

This home is ideally situated close to local shops, good schools, and various transport links, making it a perfect choice for commuters. The nearby Hackbridge mainline train station provides easy access to central London, while numerous bus routes serve the surrounding areas, including Tooting, Sutton, Morden, Wallington, and Carshalton.

For those who appreciate the outdoors, Beddington Park is just a stone's throw away, offering a lovely green space to unwind and enjoy nature. Additionally, a variety of local shops, supermarkets, cafes, and restaurants are all within easy walking distance, ensuring that all your daily needs are met.

The property also boasts a pretty cottage-style garden, providing a charming outdoor space to relax or entertain. With the potential to modernise and personalise, this two-bedroom terraced home is a fantastic opportunity for first-time buyers or those looking to invest in a vibrant community. Don't miss your chance to make this lovely house your own.

Accommodation
Entrance Hall

Living Room
Fitted carpets, window to front aspect





Dining Room
Gas fire, fitted carpet, window to rear aspect

Kitchen
Range of fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, space for fridge freezer, cooker and washing machine, under stairs storage cupboard, door leading out to garden, window to rear aspect.

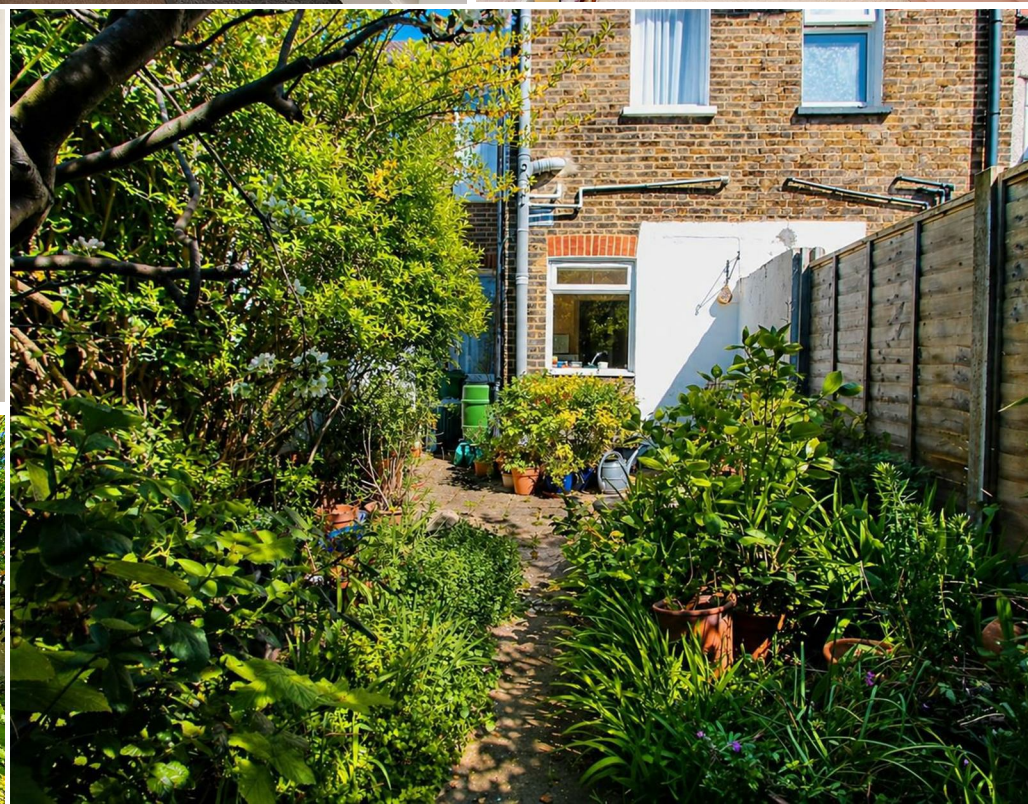


Stairs to 1st floor landing
Fitted storage cupboard, loft access, fitted carpet.

Bedroom One
Windows to front aspect, fitted carpet

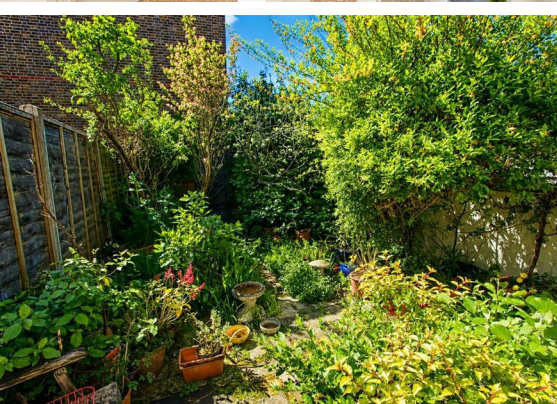
Bedroom Two
Window to rear aspect, fitted carpet

Bathroom
Three-piece suite comprising panel enclosed bath with chrome taps, WC, pedestal wash hand basin with chrome taps, part tiled walls, fitted carpet, window to rear aspect, wall mounted 'Dimplex' electric heater.

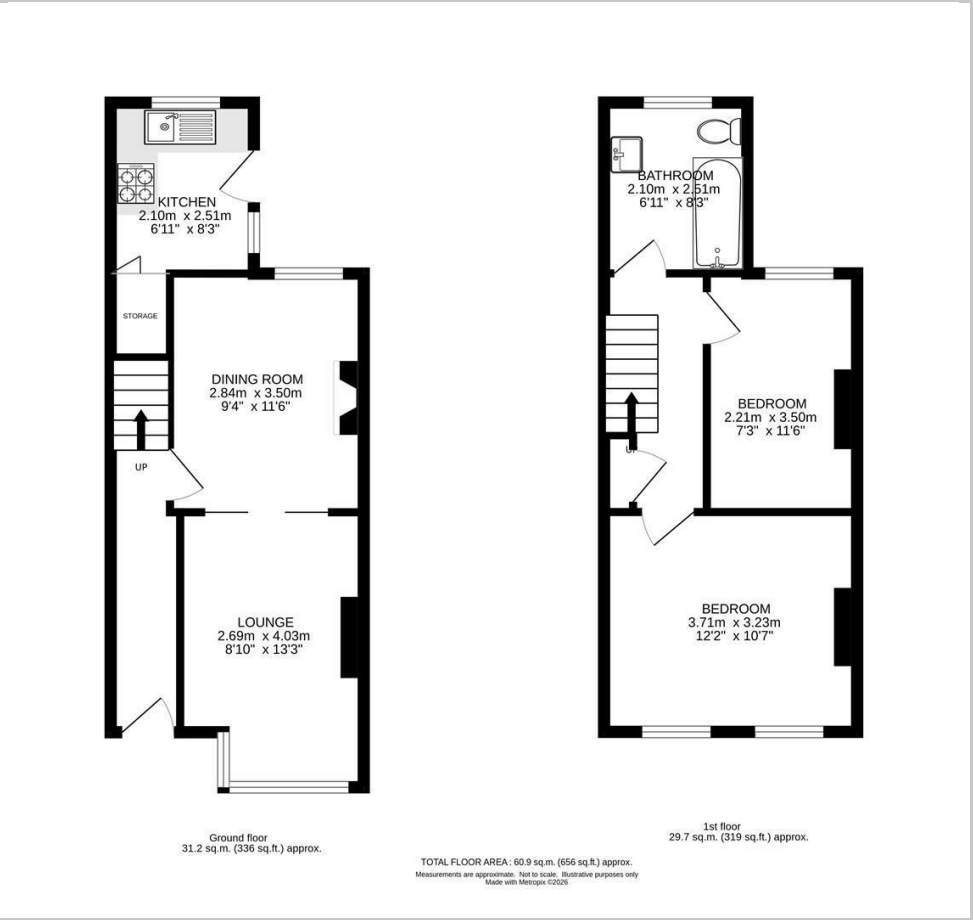


Rear Garden
Cottage style garden with patio area, shrubs and flowers, pond, shed, gate for rear access.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

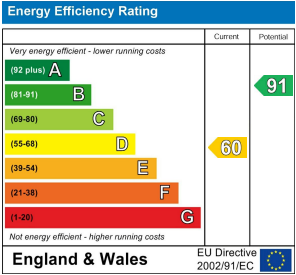


Floor Plan



Additional Information

- What type of heating system do you have? / When was it installed & last serviced?
No central heating – electric fire & gas fire
- How long have you lived at the property?
Lived since 1979
- Are you purchasing a property or will the property be chain free?
Relocating
- Has there been any recent or major works carried out in the time you have owned the property?
No major works carried out
- What year was the property built?
1908
- How old is the boiler?
Water heater – replaced approx. 8 years ago but this is condemned
- If the property has a loft, is it insulated or boarded, and has a pull-down ladder been installed?
No loft ladder, not boarded & not insulated
- If it is a house that you are selling do you know which fences/ boundary you are responsible for?
Vendor will confirm
- Is there anything else that you think potential buyers may want to know about the property or that you would like us to point out?
n/a



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.