



12 Wolseley road, Mitcham, CR4 4JQ



Guide price £475,000

**Cromwells**  
ESTATE AGENTS



## 12 Wolseley road

Mitcham, CR4 4JQ

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Cromwells Wallington are delighted to offer this charming THREE DOUBLE BEDROOM period family home. The property benefits from a 17ft kitchen/breakfast room, an open plan lounge/diner and a pretty rear garden. (London Borough of Sutton)

The property is well placed for Mitcham Junction and Hackbridge stations, offering direct services to London Blackfriars and St Pancras. Families will appreciate the proximity to Ofsted-rated 'Good' schools, including Culvers House and Hackbridge Primary.



### Accommodation

UPVC double glazed door to..

Entrance porch

Obscured glazed wooden front door to..

### Spacious entrance hall

Single panel radiator, ceiling cornice, under stairs storage cupboard, wall mounted digital thermostat.

### Lounge

UPVC double glazed Bay window to front aspect, feature cast iron fireplace, wall lights, ceiling cornice and ceiling rose, double panel radiator, open plan to..

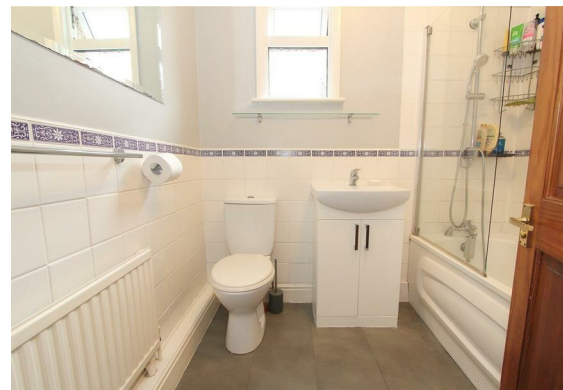
### Dining area

UPVC double glazed door to rear aspect, single panel radiator, feature cast on fireplace, ceiling cornice and ceiling rose.

### Kitchen/breakfast room

Range fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid induction hob with





oven/grill below and pull out extractor fan above, cupboard housing "Worcester" boiler, space and plumbing for washing machine, tumble dryer and dishwasher, space for tall standing fridge/freezer, Feature cast iron fireplace, double panel radiator, UPVC double glazed window to side aspect and doors leading to garden.

Stairs to 1st floor landing with mezzanine level Loft access.

**Bedroom one**  
UPVC double glazed Bay window to front aspect and window at side, double panel radiator, coved ceiling and ceiling rose.

**Bedroom two**  
UPVC double glazed window to rear aspect, double panel radiator, coved ceiling and ceiling rose.

**Bedroom three**  
UPVC double glazed window to rear aspect, double panel radiator, coved ceiling and ceiling rose.

**Bathroom**  
Comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, single panel radiator, part tiled walls, tiled effect flooring, coved ceiling, obscure UPVC double glazed window to side aspect.

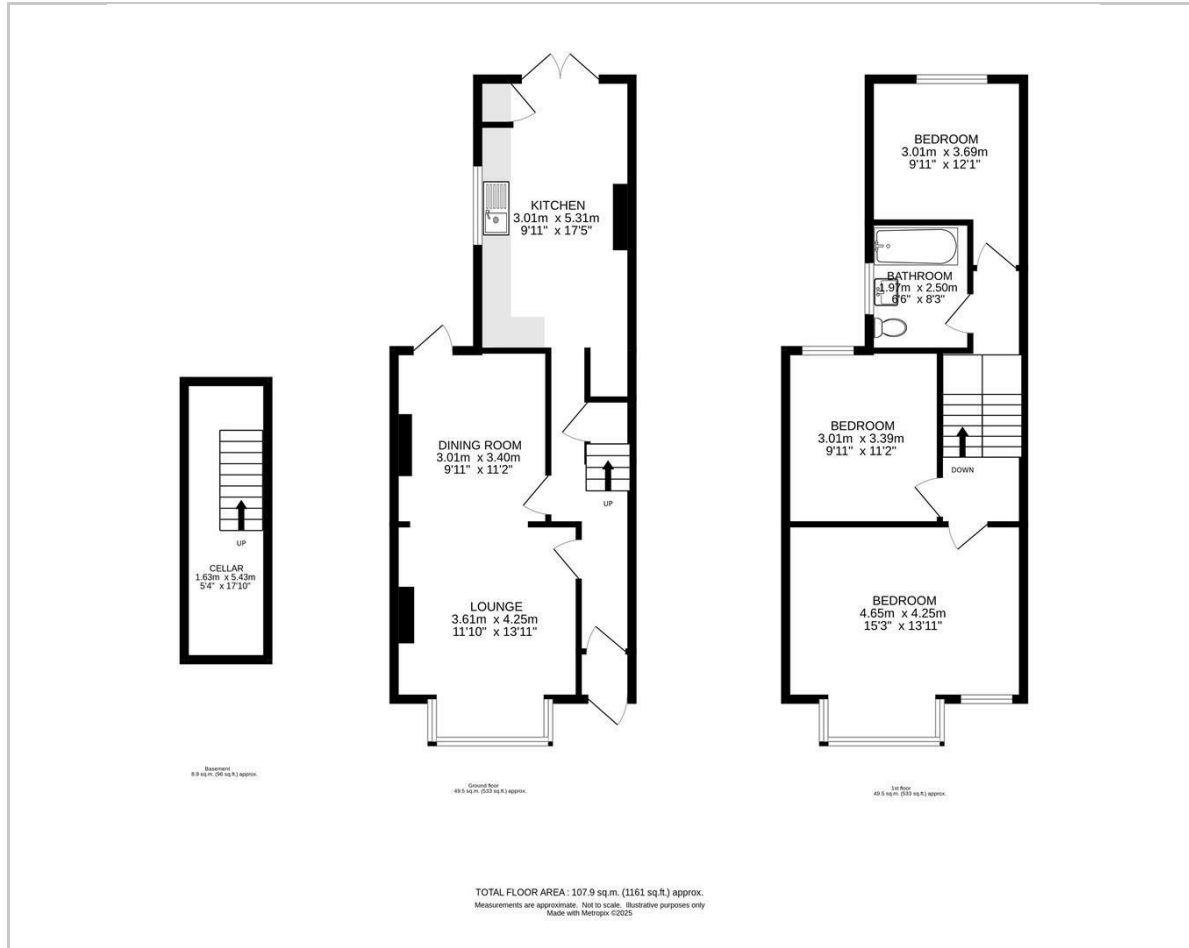


**Rear garden**  
Approximately 50ft  
Large paved patio area and side garden with footpath to rear, mainly laid to lawn with flower beds at side, rear access, fence enclosed, garden shed, outside tap.



**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



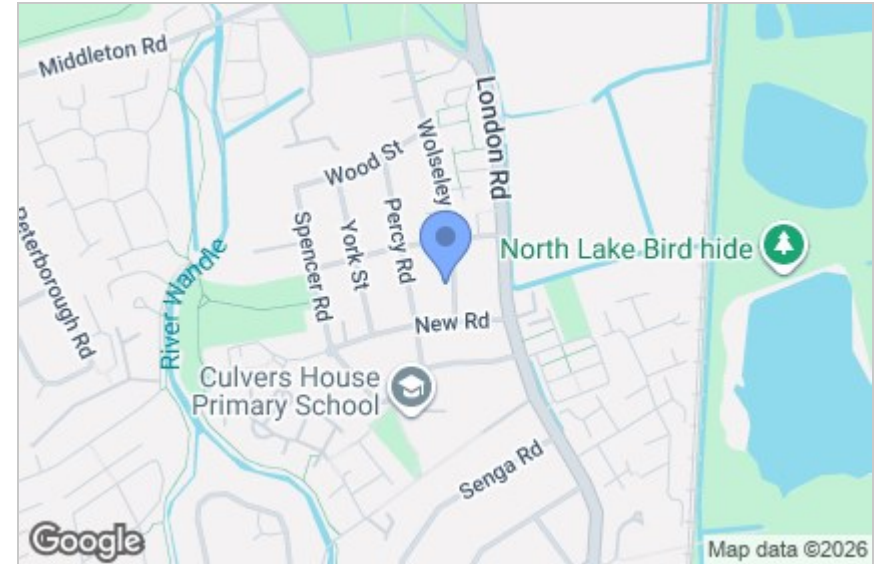
## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	