



5 Percy Road, Mitcham, CR4 4JW



Guide price £475,000

Cromwells  
ESTATE AGENTS



**5 Percy Road  
Mitcham, CR4 4JW**

**Guide price £475,000**

Cromwells Wallington are delighted to present this beautifully presented three bedroom terraced home, located in a convenient location close to local shops, good schools and various transport links. The property offers a lovely open plan kitchen/diner which provides a great space to entertain family and friends, a separate lounge, three well appointed bedrooms and a modern bathroom. The rear garden features a large decking area perfect for relaxing, and a detached summerhouse which could have flexible use for storage, a home office or gym.

Close to Hackbridge mainline train station, this is a perfect purchase for commuters or those looking to be close to transport links with various bus links serving Tooting, Sutton, Morden, Wallington and Carshalton. Beddington Park provides local green space to enjoy, and there are a variety of local shops, supermarket and cafes and restaurants all within easy walking distance.





## Accommodation

### Entrance hall

Radiator, laminate flooring, under stairs storage cupboard .

### Living Room

Laminate flooring, radiator, double glazed bay window to front aspect with bespoke fitted shutters.

### Open Plan Kitchen Dining Room

#### Kitchen

Range of modern grey fitted kitchen units and drawers, Quartz worktop, inset stainless steel sink with chrome mixer tap, integrated oven, electric hob and extractor fan above, integrated fridge freezer, dishwasher, tiled splashback, vinyl tile flooring, double glazed windows to rear aspect.

#### Dining Area

Radiator, vinyl tiled flooring, double glazed French doors opening out to garden

#### Stairs to 1st floor landing

Fitted carpet, loft access

#### Bedroom One

Built-in wardrobes with mirrored sliding doors, fitted carpet, radiator, double glazed window to front aspect

#### Bedroom Two

Fitted carpet, radiator, double glazed window to rear aspect

#### Bedroom Three

Fitted carpet, radiator, double glazed window to front aspect

#### Bathroom

Modern bathroom suite comprising panel enclosed bath with chrome mixer tap, shower cubicle, thermostatic shower with rain showerhead and hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, WC, tiled walls and flooring.

#### Rear Garden

Landscaped rear garden with paved patio area, AstroTurf lawn, detached summer house, decking area, water tap, outdoor power socket.

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

## BUYER'S INFORMATION

## Floor Plan



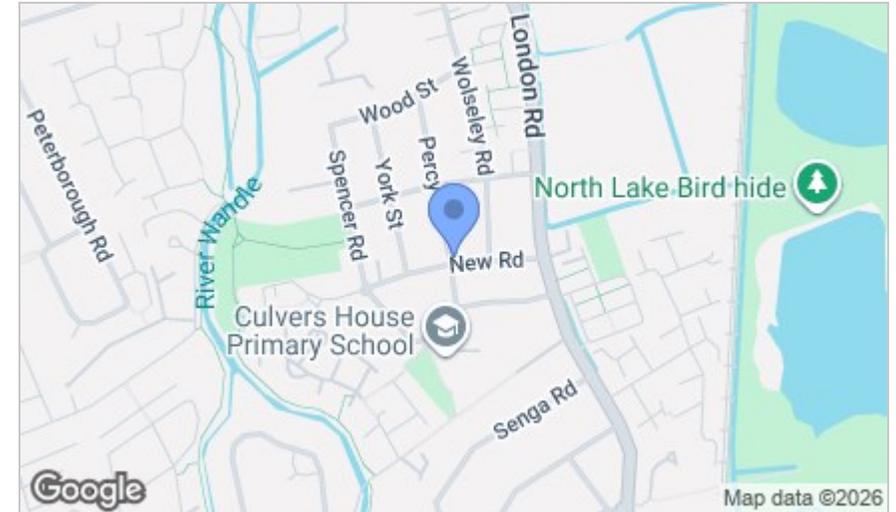
## Viewing

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

