







## 4 Seymour Road

Mitcham, CR4 4JX

Price Guide £475,000

Silverman Black is delighted to offer this beautifully presented two bedroom terraced cottage located in a quiet Victorian quarter, less than 10 minutes walk from Hackbridge BR station and the shopping facilities of the village centre. The property has been meticulously maintained both inside and out - the front brickwork of the house has had a chemical wash and has been repointed - so looks amazing - with the inside of the house being of a similar standard with authentic period colour schemes being used by the current owners. The cottage affords excellent accommodation which has been extended on the ground floor and now comprises two separate reception rooms, a self contained kitchen, a downstairs WC and a wrap-around conservatory style "day room" on the ground floor, with two double bedrooms and a generously proportioned bathroom on the level above. Outside there is a small ornamental garden to the front, whilst to the rear there is a good size, easy maintenance back garden which enjoys a sunny southerly aspect and also incorporates two large sheds. Other benefits include gas central heating to radiators, double glazing and a large loft, which would offer great potential for a further bedroom/bathroom (STPP). In terms of local facilities, Hackbridge village centre is five minutes walk away (0.25 miles) and offers a good selection of local shops including a recently opened Lidl superstore, whilst the local BR station affords access to London Victoria and The City via Clapham Junction in around 25 minutes. Mitcham Junction Tram Station is about 15 minutes walk away (0.75 miles) giving access to the Wimbledon - Beckenham tram route, via East Croydon and Bromley. Local schooling is also excellent with the new Hackbridge Primary School campus just a few moments walk away - whilst there are five Grammar Schools and some exceptional primary & secondary schools within a four mile radius. Viewing of this charming and characterful cottage is highly recommended! Book today!



- A lovingly maintained and beautifully presented two bedroom Victorian cottage located less than 10 minutes walk of Hackbridge village centre and BR station
- Extended ground floor accommodation which incorporates a spacious living room with log burner, a large dining room, a WC, a separate kitchen and a wrap-around conservatory style "day room"
- Two generously proportioned double bedrooms and a large bathroom are located on the first floor
- Easy maintenance rear garden which incorporates two sizable sheds and enjoys a sunny southerly aspect
- Gas/radiator heating, double glazing, large loft space which could be converted into a master bedroom suite (STPP)
- Freehold; Council Tax Band "C"; EPC Rating "C" (72/90)
- Hackbridge village centre & BR station within 10 minutes walk (0.5 miles) - affording frequent fast trains to London Victoria and The City via Clapham Junction
- Access to London Borough of Sutton's exceptional schooling facilities which includes five Grammar Schools and many excellent primary & secondary schools
- Under 1 mile from Mitcham Tram Link - giving access to Wimbledon and Beckenham via East Croydon and Bromley
- Viewing of this charming and characterful period cottage is highly recommended - so call today!

