



42 MILL GREEN ROAD MITCHAM, CR4 4HY

**£300,000
FREEHOLD**

*** A TRULY UNIQUE ONE/TWO BEDROOM SEMI DETACHED BUNGALOW WITH DRIVEWAY AND REAR GARDEN OFFERED FOR SALE WITH NO FORWARD CHAIN ***

This spacious one bedroom property forms part of this beautiful and historic GRADE II listed building and offering access to Mitcham Eastfield station and its Tram link stop which can provide access to both Wimbledon and Croydon town centres.

The property comprises of a spacious entrance hall/dining area, spacious Lounge and large double bedroom, Kitchen and bathroom/wc with an attractive south facing garden and driveway.

Features to the property include gas central heating, double glazing and its own front door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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