



## 54 ALBERT ROAD MITCHAM, CR4 4AH

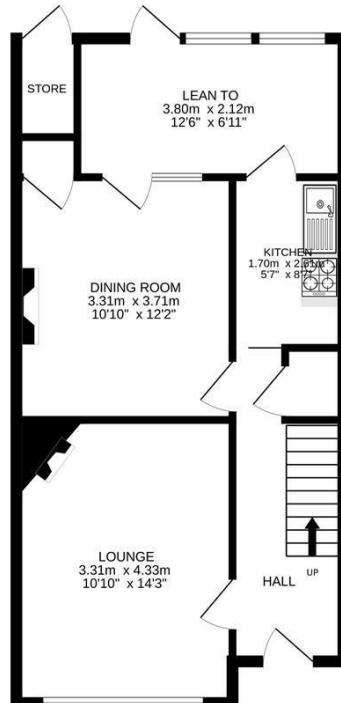
£430,000  
FREEHOLD

\*\*\* A FANTASTIC OPPORTUNITY TO PURCHASE THIS ATTRACTIVE THREE BEDROOM PERIOD TERRACE HOUSE WHICH REQUIRES TOTAL REFURBISHMENT \*\*\*

The property forms part of this well regarded Cul-de-Sac close to Mitcham town centre and features two reception rooms, three good size bedrooms and garden to rear. The property has retained some of its original features

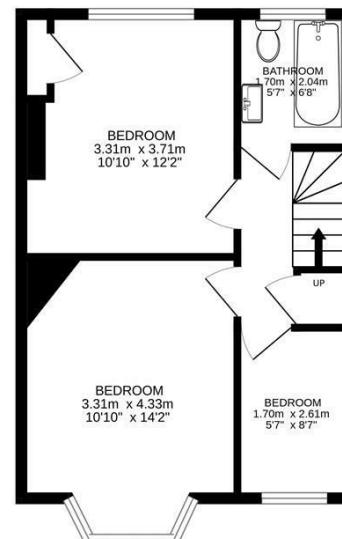
Albert Road is conveniently located for shops in the town and transport links. The house is offered with immediate vacant possession.

Although the property does require modernisation and redecoration the asking price has been set to reflect this.



Ground floor  
48.9 sq.m. (527 sq.ft.) approx.

TOTAL FLOOR AREA: 86.2 sq.m. (928 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



1st floor  
37.3 sq.m. (402 sq.ft.) approx.



Map data ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		51
(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

Toomey Estate Agents Sales  
333a London Road  
Mitcham  
Surrey  
CR4 4BE

0208 715 9333  
enquiries@toomeyestateagents.co.uk  
www.toomeyestateagents.co.uk

