41A Mount Road

Mitcham

£600,000

Freehold

******* COLLIERS WOOD BORDER ********

We are delighted to present to the market this rarely available and highly desirable detached residence, offering generous and versatile accommodation arranged over two floors. Combining excellent proportions right on the SW19 borders, this impressive home provides an ideal environment for both family living and entertaining.

The ground floor offers an inviting kitchen/dining room, a separate reception room, a dedicated office/study and a stylish cloakroom. The first floor continues with three generously proportioned bedrooms, including an impressive principal bedroom complete with its own en-suite, complemented by a well-appointed family bathroom.

Externally, the property benefits from a private rear garden, providing an excellent outdoor space for relaxation and entertaining, together with off-street parking to the front. Further features include double

ENTRANCE HALL
UPVC double glazed window, gas central heating radiator, stairs to first floor, understairs storage, laminate flooring

CLOAKROOM
UPVC double glazed window, gas central heating radiator, low flush wc, hand basin, extractor fan, fully tiled

LOUNGE
UPVC double glazed window, gas central heating radiator, laminate flooring

OFFICE/STUDY
UPVC double glazed window, gas central heating radiator, laminate flooring

KITCHEN/DINER
UPVC double glazed window and door leading to garden, gas central heating radiator, range of base/eye level units, 1 1/2 stainless stell sink/drainer unit, fitted gas hob, electric oven, extractor hood, laminate flooring, door to utility room

UTILITY ROOM
UPVC double glazed window, plumbing for washing machine, fitted worktop, boiler, extractor fan

FIRST FLOOR LANDING
UPVC double glazed window, loft access with pull down ladder

MASTER BEDROOM
UPVC double glazed window, gas central heting radiator

EN-SUITE
UPVC double glazed window, heated towel rail, vanity hand basin, low flush wc, walk in shower, extractor fan, fully tiled.

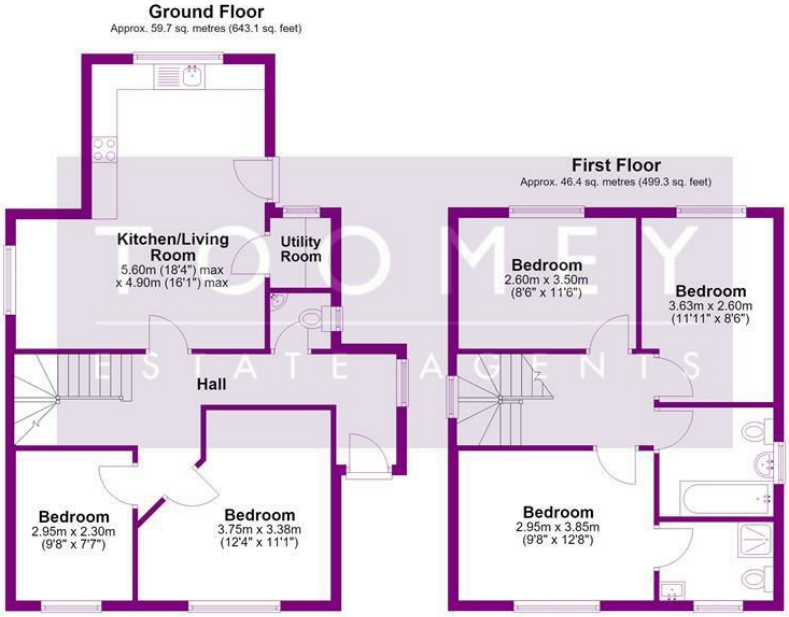
BEDROOM TWO
UPVC double glazed window, gas central heting radiator

BEDROOM THREE
UPVC double glazed window, gas central heating radiator

BATHROOM
UPVC double glazed window, heated towel rail, low flush wc, vanity hand basin, panel enclosed bath with mixer/shower taps, extractor fan, fully tiled

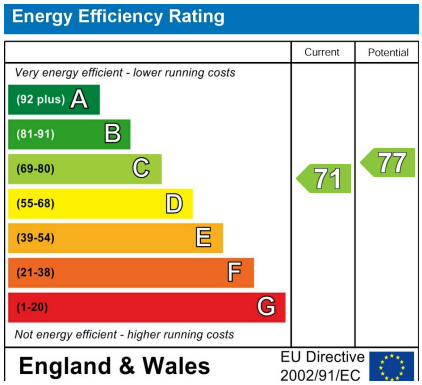
REAR GARDEN
Patio area leading onto lawn, side access gate, outside tap, storage shed

FRONT GARDEN
Paved area providing off street parking for 2/3 cars



Total area: approx. 106.1 sq. metres (1142.4 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards.
Plan produced using PlanUp.



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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