



**TOOMEY**  
ESTATE AGENTS



## 10 The Close Mitcham

**£570,000**  
Freehold

We are delighted to present, for the first time on over 40 years, this charming three-bedroom mid-terrace home, nestled in one of Mitcham's most sought after residential roads. The property comprises two main reception rooms, a spacious kitchen-diner on the ground floor, and three well proportioned bedrooms plus family bathroom upstairs. A versatile loft area offers the perfect space to create a home office. Situated just moments from Mitcham Cricket Green, residents benefit from a wealth of local amenities, parks, and excellent transport links on top of fantastic local schools. This is a rare opportunity to secure a home in one of the area's prime locations. Don't miss out!



### Porch

UPVC double glazed window, door leading into entrance hall

### ENTRANCE HALL

Gas central heating radiator, stairs to first floor, understairs storage cupboard, laminate flooring.

### LOUNGE

UPVC double glazed bay window, gas central heating radiator, laminate flooring.

### SECOND RECEPTION

UPVC double glazed doors leading to through to the kitchen/diner, gas central heating radiator.

### KITCHEN/DINER

UPVC double glazed window and door, range of base/eye level units, fitted gas hob/ electric oven/extractor hood, 1 1/2 stainless steel sink/drainer, plumbing for washing machine, gas central heating radiator, laminate flooring.

### FIRST FLOOR LANDING

Stairs to loft area

### BATHROOM

UPVC double glazed window, gas central heating radiator, low flush w/c, pedestal hand basin, panel enclosed bath with shower/mixer taps, fully tiled, vinyl flooring.

### BEDROOM ONE

UPVC double glazed bay window, gas central heating radiator, double fitted wardrobes.

### BEDROOM TWO

UPVC double glazed window, gas central heating radiator, cupboard housing boiler, fitted cupboard.

### BEDROOM THREE

UPVC double glazed window, gas central heating radiator.

### FRONT GARDEN

PAVED

### REAR GARDEN

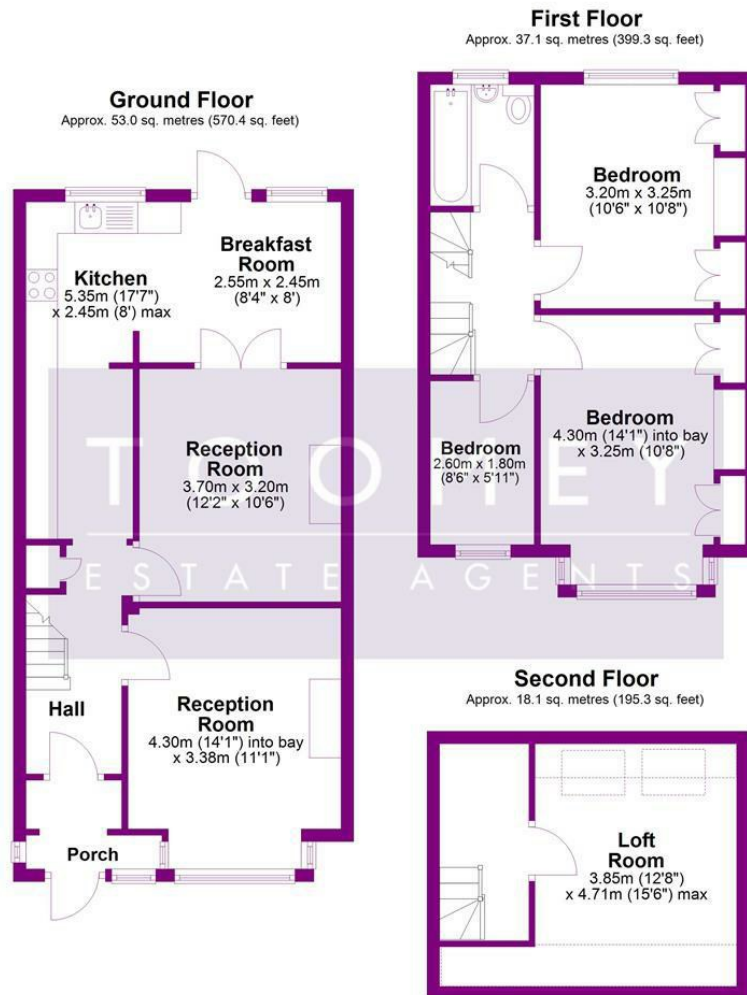
Patio leading onto lawn

### LOFT AREA

Single glazed skylights, electric wall heater, eaves storage







Total area: approx. 108.2 sq. metres (1165.0 sq. feet)

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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

