



71 TAMWORTH PARK MITCHAM, CR4 1HZ

**£455,000
FREEHOLD**

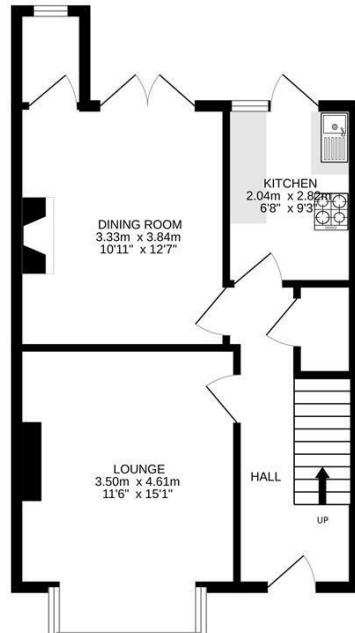
*** A SPACIOUS THREE BEDROOM TERRACE HOUSE WITH NO FORWARD CHAIN AND ACCESS TO MITCHAM EASTFIELDS STATION ***

An attractive house forming part of this sought after road near to Mitcham Common and local transport links. The house features two reception rooms and a kitchen on the ground floor with three bedrooms and a bathroom/wc on the first floor. There is a good size rear garden and the potential to have a garage at the rear of the garden subject to approval. The property does require complete modernisation and redecoration. The property does have double glazing to most windows.

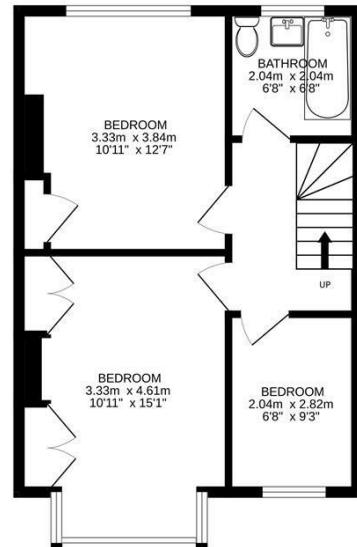
The property is vacant and is offered for sale with NO FORWARD CHAIN.



TOOMEY
ESTATE AGENTS



Ground floor
43.6 sq.m. (469 sq.ft.) approx.



1st floor
42.2 sq.m. (454 sq.ft.) approx.

TOTAL FLOOR AREA: 85.7 sq.m. (923 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	15	
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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