



TOOMEY
ESTATE AGENTS



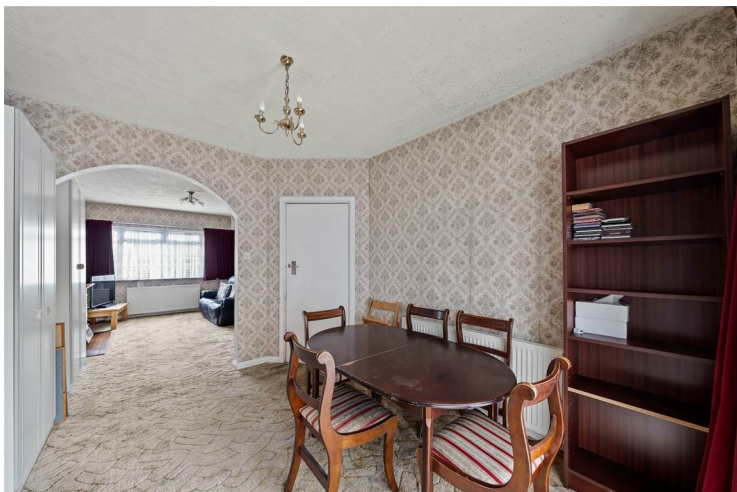
41 Tamworth Park Mitcham

£515,000
Freehold

We are delighted to present to the market this exceptionally spacious, larger-than-average semi-detached family home, offered for sale with no onward chain. Having been lovingly owned by just two families since new, this property presents a rare opportunity for its next owners to create a wonderful forever home.

The well-proportioned accommodation greets you with a larger than average entrance hall, a generous through lounge, fitted kitchen, and conservatory to the ground floor. To the first floor there are three good-sized bedrooms, all served by a family bathroom with separate wc. There is also a private rear garden of approx 80ft accessing a detached garage and side access gate.

While well maintained throughout, the property offers excellent scope for modernisation, potential to extend STP, allowing purchasers to personalise the home to their own taste and style while adding further value.



ENTRANCE HALL

Double glazed window, gas central heating radiator, stairs to first floor offering under stairs storage.

THROUGHLOUNGE

UPVC double glazed window, gas central heating radiator, electric fire, double glazed sliding doors to conservatory

KITCHEN

Double glazed sliding door to conservatory, range of base/eye level units, fitted gas hob, double electric oven, extractor hood, sink/drain unit, plumbing for washing machine and dishwasher, combi boiler, vinyl floor

CONSERVATORY

UPVC double glazed doors to garden, electric wall heater, laminate flooring.

FIRST FLOOR LANDING

Loft access - part boarded

BEDROOM ONE

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

BEDROOM TWO

UPVC double glazed window, gas central heating radiator

BEDROOM THREE

UPVC double glazed window.

BATHROOM

UPVC double glazed window, gas central heating radiator, panel enclosed bath with shower/mixer taps, vanity hand basin, fully tiled, storage cupboard.

SEPERATE WC

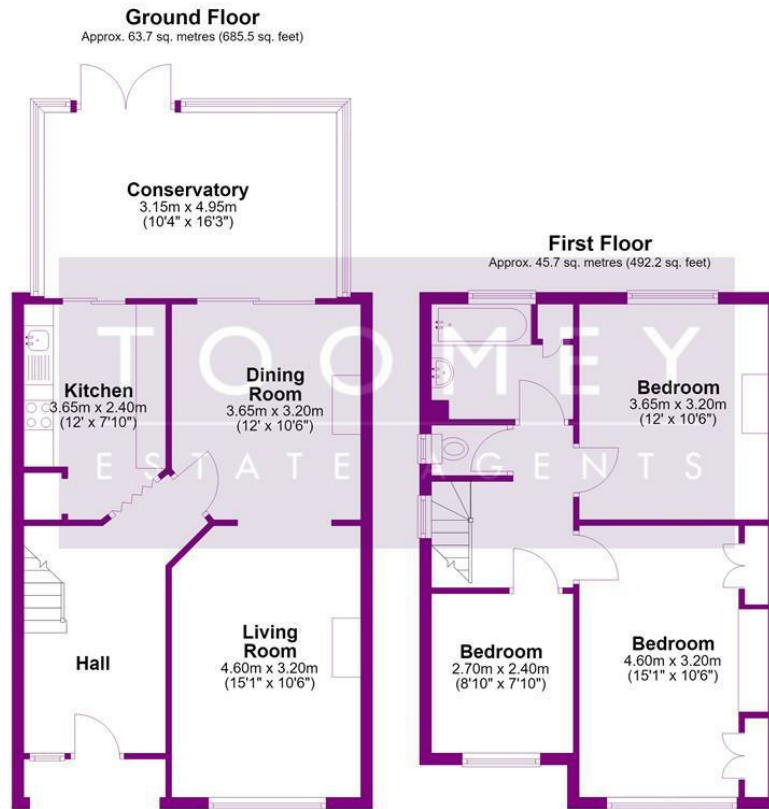
Single glazed window, low flush wc

REAR GARDEN

Patio area leading onto lawn, garage with rear access via up and over door, side access gate.







Total area: approx. 109.4 sq. metres (1177.6 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		85
(69-80) C		
(55-68) D	65	
(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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