



**TOOMEY**  
ESTATE AGENTS



## 66 Commonside West Mitcham

**£575,000**

**Freehold**

We are delighted to present this charming three-bedroom family home, ideally positioned overlooking the green spaces of Mitcham Common. The property offers well balanced accommodation, comprising two elegant reception rooms, a fitted kitchen and a bright conservatory to the ground floor. The first floor hosts three generously sized bedrooms and a shower room with separate w/c. Further benefits include UPVC double glazing, gas central heating, and off street parking for 2 vehicles. The property also presents excellent potential for extension, subject to the necessary planning permissions, offering an exciting opportunity for purchasers to enhance and personalise the home to their own taste. Conveniently located, Mitcham Town Centre is within easy reach, providing a variety of local shops, amenities and excellent transport links.



• SEMI DETACHED • THREE BEDROOMS • TWO RECEPTIONS • OFF STREET PARKING X 2 • POTENTIAL TO EXTEND STP • LOCAL SHOPS AND TRANSPORT AVAILABLE

#### ENTRANCE HALL

UPVC double glazed window, gas central heating radiator, stairs leading to the first floor.

#### KITCHEN

UPVC double glazed window, range of base/eye level units, fitted electric hob and double oven, extractor hood, 1 1/2 stainless steel sink/drainers unit, UPVC double glazed door to conservatory

#### CONSERVATORY

UPVC double glazed windows and door leading to the garden, gas central heating radiator, fitted storage unit, plumbing for washing machine, wall mounted gas boiler

#### LIVING ROOM

UPVC double glazed bay window, gas central heating radiator, fitted cupboard, wood flooring

#### DINING ROOM

Single glazed door to conservatory, fitted storage cabinet, wood flooring

#### FIRST FLOOR LANDING

UPVC double glazed window, laminate flooring, loft access hatch

#### BEDROOM 1

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

#### BEDROOM 2

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

#### BEDROOM 3

UPVC double glazed dual aspect window, gas central heating radiator, fitted shelving

#### FRONT GARDEN

Paved area providing off street parking for 2 cars, side access gate

#### REAR GARDEN

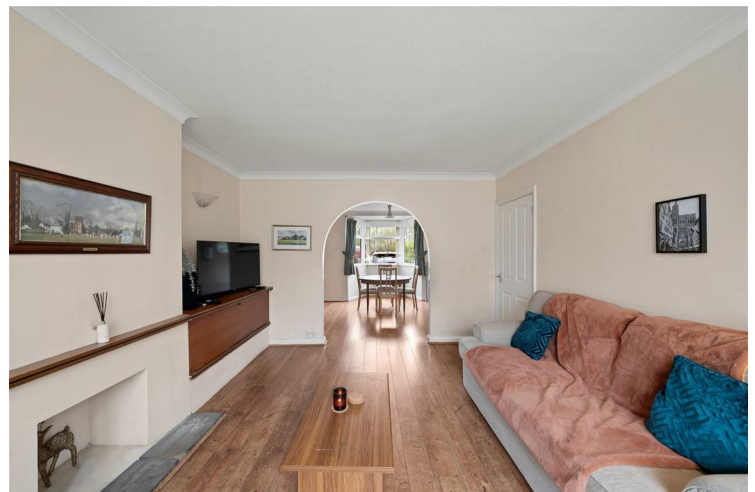
Paved patio leading to artificial grass area, raised pond with mature flower beds, side access gate

#### SHOWER ROOM

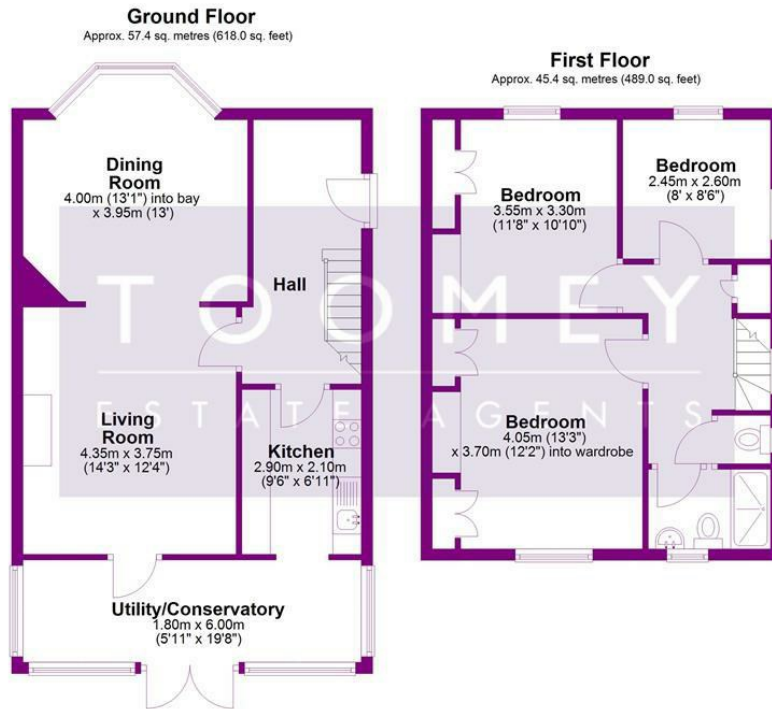
Double glazed window, heated towel rail, vanity hand basin, wash n shower cubicle, shaving point

#### SEPERATE WC

Double glazed window, low flush w/c, part tiled walls







Total area: approx. 102.8 sq. metres (1106.9 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

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