

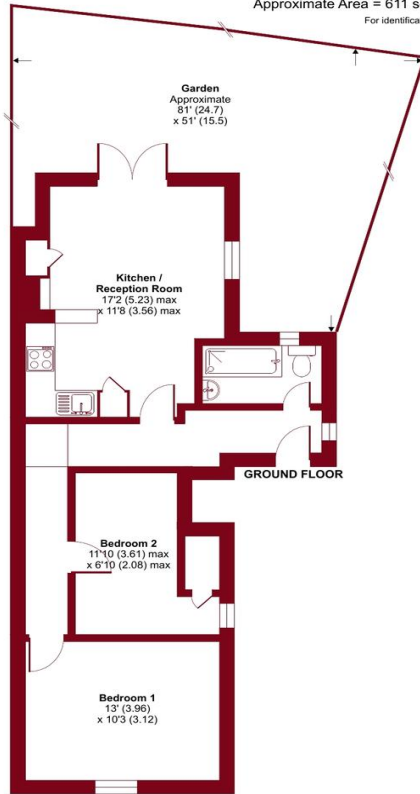


1 Wood Street, Mitcham, CR4 4JT | Guide Price £300,000 Leasehold

This stunning ground floor garden maisonette boasts two double bedrooms and has recently undergone a complete refurbishment, including a brand new kitchen and bathroom. The property is in excellent condition throughout and is offered to the market with no onward chain!

Wood Street, Mitcham, CR

Approximate Area = 611 sq ft / 56.8 sq m
For identification only - Not to scale



ENTRANCE HALL

KITCHEN / RECEPTION ROOM 17' 2" x 11' 8"
(5.23m x 3.56m)

BEDROOM 1 13' 0" x 10' 3" (3.96m x 3.12m)

BEDROOM 2 11' 10" x 6' 10" (3.61m x 2.08m)

BATHROOM

GARDEN

NO ONWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3hccom 2023. Produced for Paul Graham. REF: 1022790



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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