

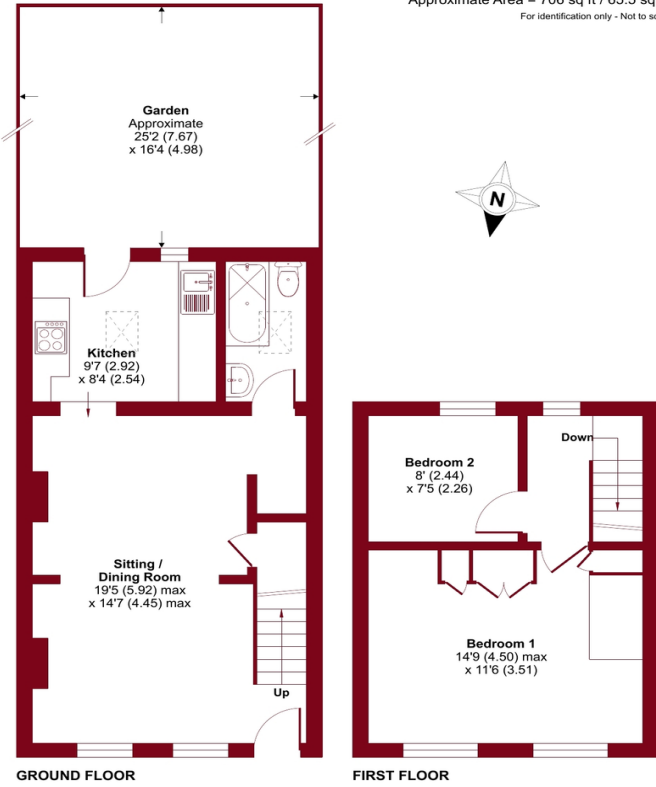


46 Wood Street, Mitcham, CR4 4JS | **Guide Price £400,000 - £420,000 Freehold**

This impeccably presented two-bedroom semi-detached home seamlessly combines charm with modern comfort. The property features a generous through reception room, a modern fitted kitchen, and a stylish downstairs family bathroom. Enjoy a private rear garden, double glazing, and attractive flooring. Conveniently located with excellent transport links and local amenities, this property offers a perfect blend of style and convenience.

**Wood Street, Mitcham, CR4**

Approximate Area = 706 sq ft / 65.5 sq m  
For identification only - Not to scale



**FRONT GARDEN**

**SITTING/DINING ROOM** 19' 5" x 14' 7" (5.92m x 4.44m)

**KITCHEN** 9' 7" x 8' 4" (2.92m x 2.54m)

**GARDEN** 25' 2" x 16' 4" (7.67m x 4.98m)

**BEDROOM 1** 14' 9" x 11' 6" (4.5m x 3.51m)

**BEDROOM 2** 8' 0" x 7' 5" (2.44m x 2.26m)

**LANDING**

**BATHROOM**

**GROUND FLOOR** **FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Paul Graham. REF: 1000993



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		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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