

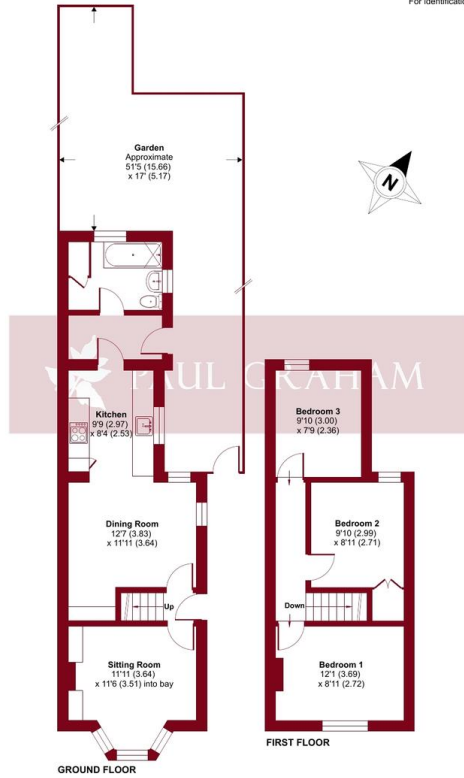


45 Wood Street, Mitcham, CR4 4JT | Guide Price £450,000 - £465,000 Freehold

This attractive three bedroom Victorian semi detached home is offered to the market chain free and is beautifully presented throughout. The ground floor comprises a spacious lounge, a separate dining room, and a modern fitted kitchen, leading to a private rear garden. Upstairs, there are three generous double bedrooms, offering flexible living space for families and professionals alike. The property blends period character with modern comforts, making it an ideal long-term home. The property is ideally positioned within walking distance of both Hackbridge and Mitcham Junction stations, providing excellent transport links into Central London. The area offers a range of local shops, schools, parks, and amenities nearby, making it a convenient and popular choice for commuters and families.

Wood Street, Mitcham, CR4

Approximate Area = 814 sq ft / 75.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Paul Graham. REF: 1408369

HALLWAY

SITTING ROOM 11' 11" x 11' 6" (3.63m x 3.51m)

DINING ROOM 12' 7" x 11' 11" (3.84m x 3.63m)

KITCHEN 9' 9" x 8' 4" (2.97m x 2.54m)

UTILITY ROOM

BATHROOM

LANDING

BEDROOM 1 12' 1" x 8' 11" (3.68m x 2.72m)

BEDROOM 2 9' 10" x 8' 11" (3m x 2.72m)

BEDROOM 3 9' 10" x 7' 9" (3m x 2.36m)

GARDEN Approximate 51' 5" x 17' (15.67m x 5.18m)



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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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