



TOOMEY
ESTATE AGENTS



38 Sherwood Park Road Mitcham

£499,950
Freehold

An excellent opportunity to acquire this three-bedroom mid-terrace residence, offering spacious and versatile accommodation arranged over two floors, and ready for the new owners to put their personal touch.

The ground floor features two bright and well-proportioned reception rooms, ideal for both entertaining and family living, together with a fitted kitchen. To the first floor are three comfortable bedrooms and a family bathroom.

Further benefits include double glazing, gas central heating, and the advantage of being offered to the market with no onward chain. The property also presents significant scope for extension and further enhancement, subject to the necessary planning permissions.

Ideally positioned within easy reach of a range of local amenities, shopping facilities, reputable schools, and excellent transport connections, this attractive home will appeal to families, first-time buyers, and investors alike.



• NO CHAIN • POTENTIAL STP

UPVC Double Glazed Porch

Leading to front door

Paved area leading to lawn, rear access gate

ENTRANCE HALL

Gas central heating radiator, stairs to first floor, understairs storage cupboard housing meters.

LOUNGE

UPVC double glazed window, gas central heating radiator

DINING ROOM

UPVC double glazed door leading to garden, gas central heating radiator

KITCHEN

UPVC double glazed door to garden, range of base/eye level units, fitted gas hob/electric oven, plumbing for washing machine, fridgefreezer, cupboard housing boiler, vinyl flooring

FIRST FLOOR LANDING

Loft access

BEDROOM ONE

UPVC double glazed window, gas central heating radiator

BEDROOM TWO

UPVC double glazed window, gas central heating radiator

BEDROOM THREE

UPVC double glazed window, gas central heating radiator

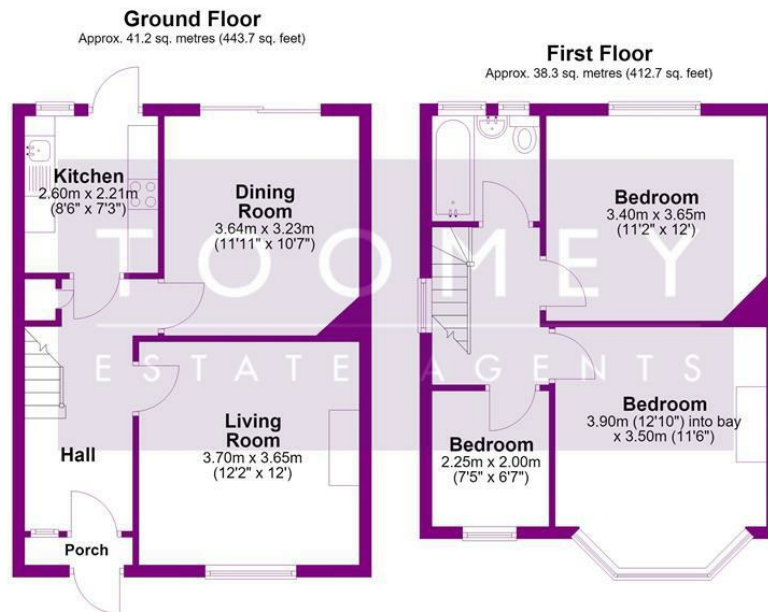
BATHROOM

UPVC double glazed window, heated towel rail, low flush wc, wall mounted hand basin, panel enclosed bath with electric shower, part tiled

REAR GARDEN







Total area: approx. 79.6 sq. metres (856.4 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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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