



**Guide Price**  
**£485,000**

**Freehold**

4x  1x  1x 

**Abbotts Road, Mitcham,  
Surrey, CR4**

**OVER 60?**

Secure this property  
for up to **59% less!**

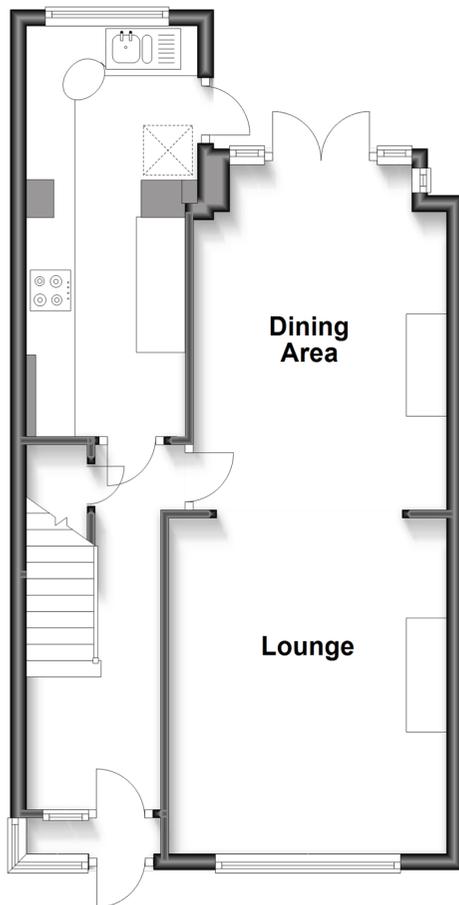


Video Tour available

**cubitt & west**  
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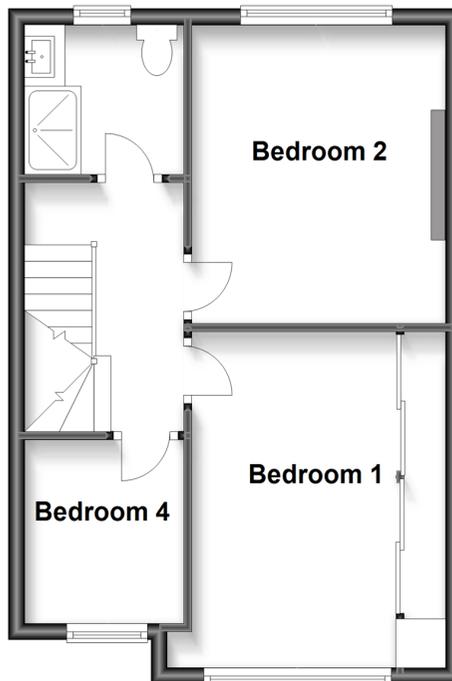
## Ground Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



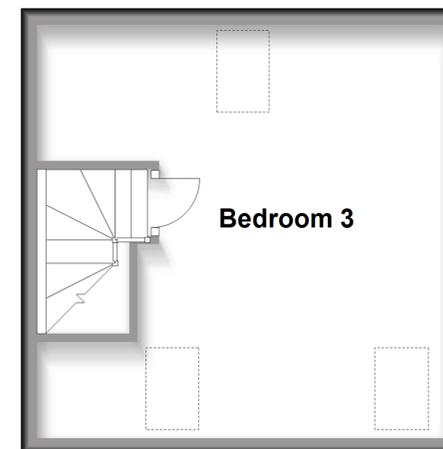
## First Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



## Second Floor

Approx. 25.5 sq. metres (274.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall: 15'1 x 5'8 (4.60m x 1.73m)

Kitchen : 16'8 x 6'5 (5.08m x 1.96m)

Lounge: 13'2 x 11'7 (4.02m x 3.53m)

Dining Area : 15'4 x 10'8 (4.68m x 3.25m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 8'6 (4.14m x 2.59m)

Bedroom 2: 12'4 x 11'1 (3.76m x 3.38m)

Bedroom 4: 7'6 x 6'5 (2.29m x 1.96m)

Shower Room: 6'4 x 6'1 (1.93m x 1.86m)

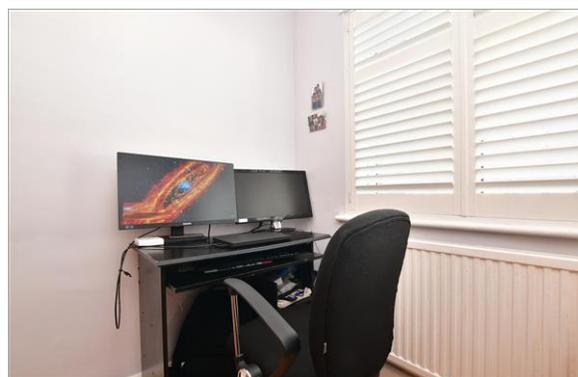
### SECOND FLOOR

Bedroom 3: 16'7 maximum x 16'0 into eaves  
(5.06m x 4.88m)

### OUTSIDE

Garage

Rear Garden



## Main features

- End of terrace family home arranged over three floors
- Offering spacious accommodation throughout
- Situated in a popular residential road located close to local amenities
- Rear and front garden & garage
- Large bright and open plan lounge and dining room



### Nearest Schools

Primary Schools: The Sherwood School 0.1 miles, Garden Primary 0.1 miles, William Morris Primary 0.3 miles

Secondary Schools: Harris Academy Merton 0.2 miles, St Marks C of E Academy 0.7 miles



### Transport Information

Train Stations: Mitcham Eastfields 0.8 miles, Mitcham Junction 0.8 miles, Norbury 1.1 miles



### Address

Abbotts Road, Mitcham, Surrey, CR4



### Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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