

TURNERS



Vale Road, Mitcham, CR4

£450,000 Freehold

020 8687 9787 | turnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

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Full Description

Calling all serious buyers ! An opportunity to acquire a three bedroom property in need of refurbishment, with lots of scope to remodel, convert and extend, situated in Vale Road, Mitcham, CR4.

This three bedroom property will appeal to buyers and developers seeking a property project within a residential area with good transport links to the surrounding area.

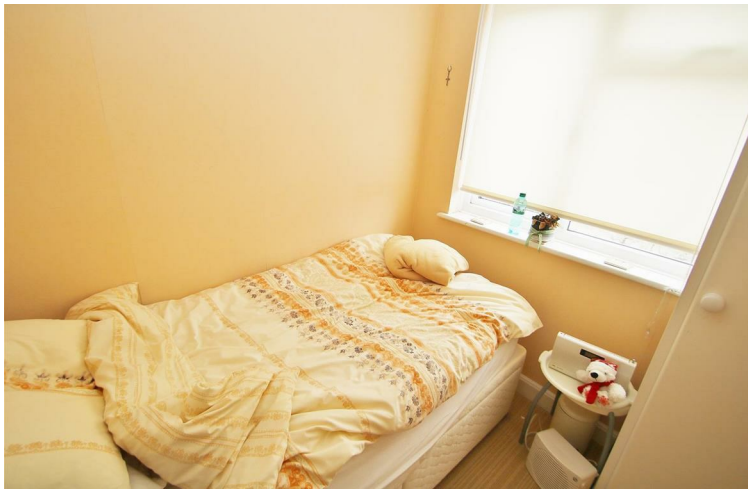
Currently the property comprises, Living room with separate dining room and kitchen on the ground floor. Upstairs are two double bedrooms, a smaller third bedroom and a family bathroom.

To the rear is good size garden with patio and lawn area.

However, any serious purchasers will spot the potential this property has to become a fantastic family home. The loft could be converted into a stunning master bedroom with en-suite bathroom making the property a four bedroom house; in addition, a number of houses in the area have already built single storey rear extensions to create large, open-plan kitchen and increasing the footprint of the downstairs living space.

Even without extending and converting, the property still offers budding interior designers a chance to create a stunning property perfect for family living.

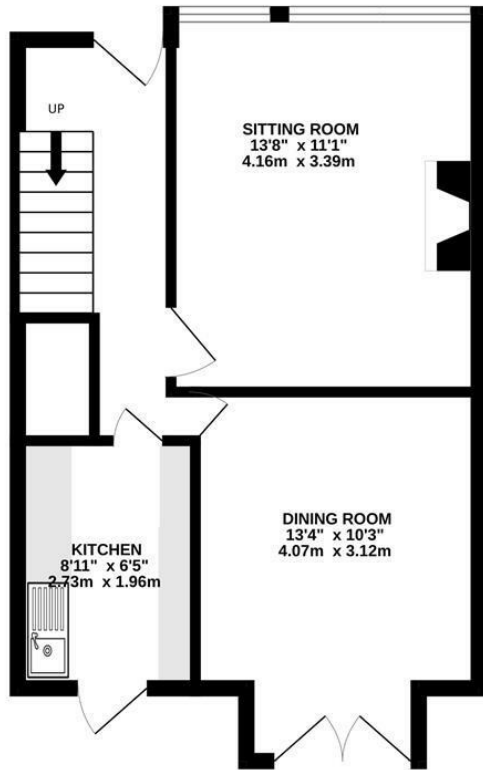
Located on Vale Road, the area is a residential neighbourhood, though Mitcham Eastfields station is only a 20 minute walk away based on Google Maps. There are also a number of local bus routes taking you into Wimbledon, Morden, Collierswood and beyond.



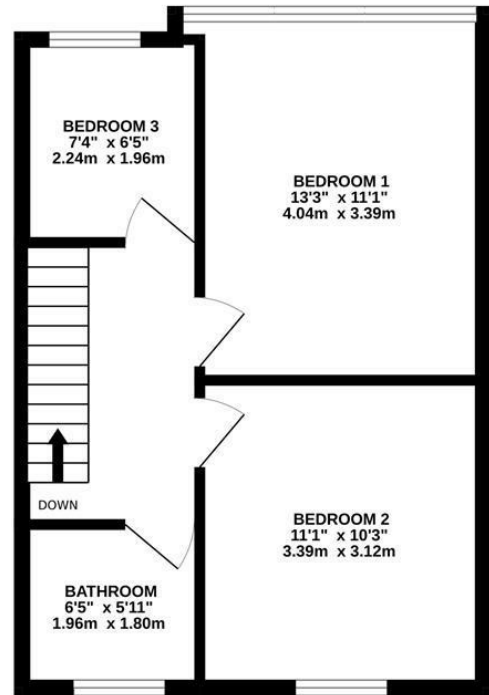
Key Features

- Three Bedroom Family Home
- Scope to Extend & Convert
- Separate Living Room, Dining Room & Kitchen
- Large Rear Garden
- Residential Neighbourhood
- EPC Rating TBC

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.




1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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