



Phipps Bridge Road, Mitcham, CR4 3PT  
£350,000





The accommodation has been fully refurbished and repainted with new wiring and gas central heating systems installed. All the windows are refurbished with new handles and mechanisms. A new wooden floor is laid.

A modern high specification kitchen with integrated appliances is fitted with a marble worktop and large beautiful island. The kitchen area leads onto a spacious reception room offering enough space for dining alongside lounge furniture. A private rear garden can be accessed from here.

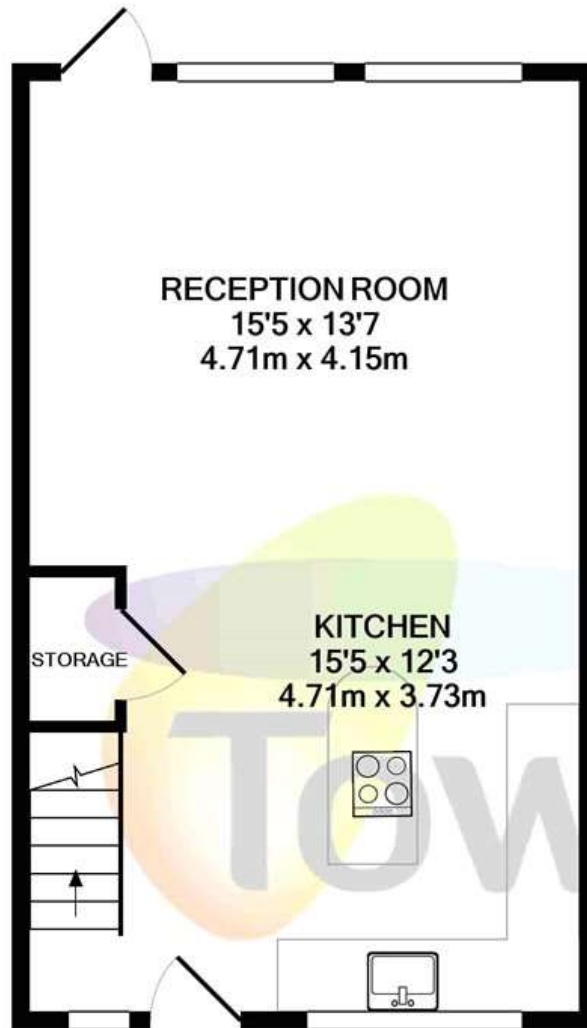
Upstairs comprises three well-proportioned bedrooms, a storage area and a newly fitted family bathroom with a shower unit.

The property benefits from remote controlled LED lighting throughout with a movement sensor and dusk sensitive entrance light. Both the kitchen and living areas have remote controlled LED colour variable lighting allowing you to adjust the atmosphere to suit.

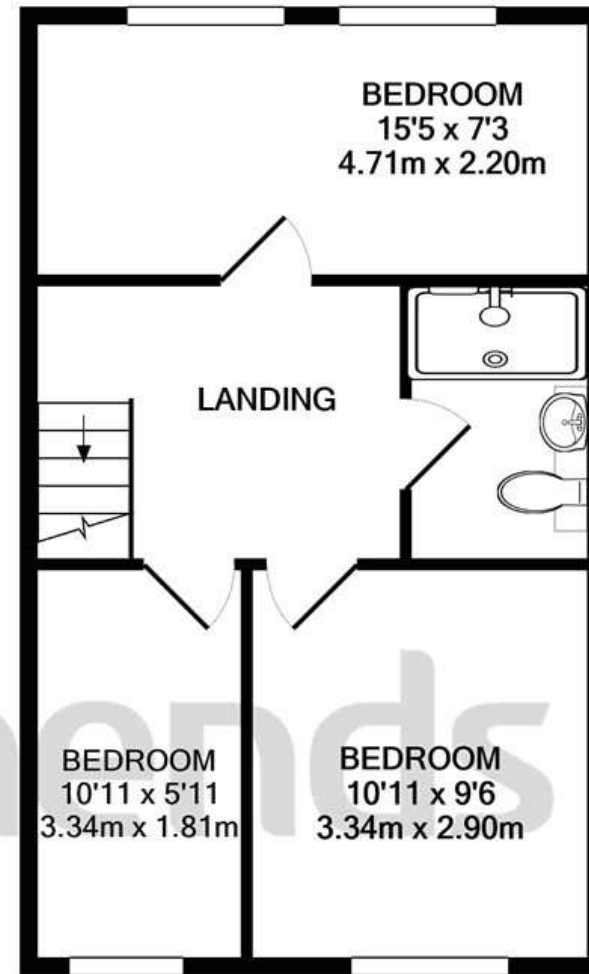
Situated within one mile of Colliers Wood Northern Line Tube Station and 0.2 miles of Phipps Bridge Tram Stop, this property would suit those looking for a good investment opportunity as well as first time buyers looking for an easy commute.



- 3 Bedrooms
- Maisonette
- Leasehold
- Garden



GROUND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Viewing arrangement by appointment 02039111676

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