Goodfellows - Mitcham



7-8 Fairgreen Parade, London Road, Mitcham, CR4 3NA **T:** 020 8646 8686 mitcham@goodfellows.co.uk www.goodfellows.co.uk

Rodney Road, Mitcham, CR4





Our view...

A well-presented three bedroom, end of terrace family home with a loft room, which occupies a corner plot on a quiet and sough-after residential road. Ideally positioned on the border of Colliers Wood and within a short walk to outstanding local schools, a host of transport links and local amenities. This lovely home offers an abundance of natural light, flexible accommodation, scope to extend and comprises welcoming hallway, bright and spacious living room, separate dining room, kitchen, easy to maintain garden with access to the outhouse/gym and games room. To the first floor there are two fantastic sized bedrooms, a modern three piece family bathroom, a larger than average third bedroom and access to the incredibly spacious loft room. Further benefits include being sold with no-onward chain, plenty of potential to extend (STPP) and off-street parking for two cars.

Offers in excess of: £525,000

Overview... Local Authority: Merton Council Council Tax: Band D Estimated Rental Income: £2,300pcm Three Bedroom End Of Terrace House Garage Off Street Parking Close To Transport Links EPC Rating E

- RESIDENTIAL SALES
- RESIDENTIAL
 LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

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Entrance Hall

Living Room 12'3" x 11'2" (3.73m x 3.4m)

Dining Room 10'2" x 9'8" (3.1m x 2.95m)

Kitchen 10' x 6'7" (3.05m x 2m)

Games Room 15'6" x 14'4" (4.72m x 4.37m)

Utility Room 11'6" x 5'2" (3.5m x 1.57m)

Bedroom One 10'5" x 10'3" (3.18m x 3.12m)





Your View...





Bedroom Two 10'3" x 10' (3.12m x 3.05m)

Bedroom Three

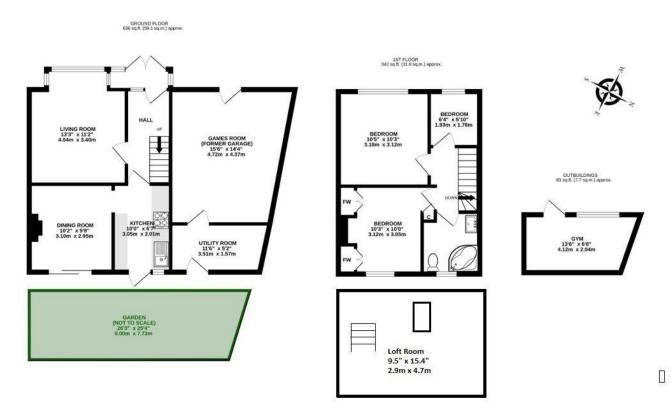
6'4" x 5'10" (1.93m x 1.78m)

Garden

26'3" x 25'4" (8m x 7.72m)

Gym

13'6" x 6'8" (4.11m x 2.03m)



TOTAL SQ.FT/SQ.M INCLUDES GARAGE/OUTBUILDINGS

TOTAL APPROXIMATE FLOOR AREA 1206.3 SQ.FT. (112 SQM)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

Local Authority

London Borough Of Merton, GFEA Council Tax

Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



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