



**Goodfellows - Mitcham**

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## Rodney Road, Mitcham, CR4



### 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

### 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 sought-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**

*Freehold*

- 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)

