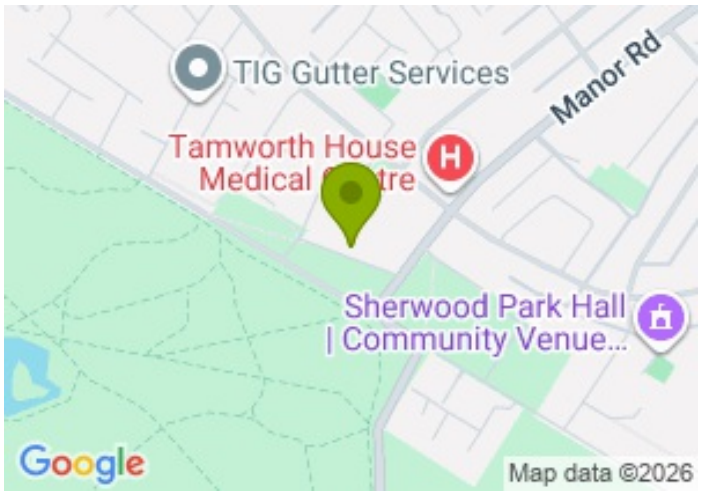
0247 401 2020 | enquiries@globalhouseestates.com

COMMONSIDE EAST, MITCHAM COMMON, CROYDON

£475,000.00

3 1 2

- Three-bedroom house with two reception rooms
- Freehold
- Private garden
- Over 1,000 sq. ft.
- Chain free
- Good transport links to Central London and beyond
- Within walking distance of outstanding rated schools



- On-street parking available

Propety Description

We are pleased to present this spacious three-bedroom terraced house, located in Mitcham Common, offering over 1,000 sq. ft. of internal living space. This property presents a great opportunity for a buyer looking for a modernisation project.

The property opens into the entrance hall leading to two generous reception rooms. The front reception room provides a bright and versatile living space, while the second reception room offers direct access to the private garden. The separate kitchen is equipped with integrated appliances.
Upstairs are two large double bedrooms, each benefiting from great space for storage and a third bedroom, perfect as an office, nursery or guest room. A three-piece bathroom is also available. The home also benefits from double-glazed windows, allowing for natural light to enter the home and improved energy efficiency.
The private rear garden has plenty of potential for landscaping and personalisation.
Further benefits include an attic, an external shed and a garage which can be used for additional storage space. On-street parking is also available.
Perfectly positioned, the property enjoys access to the open green spaces of Mitcham Common, ideal for walking, cycling, and outdoor activities. The outstanding Ofsted-rated Harris Primary Academy is also within walking distance.
Good transport links are available nearby, including Mitcham Eastfields railway station, providing direct services to London Victoria, Charing Cross and beyond. Bus routes are also available, only five minute walk away.

The property is currently tenanted. Please contact Global House Estates for additional information.

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer. Certain images include AI enhancement or virtual staging to showcase possible layouts or finishes.

Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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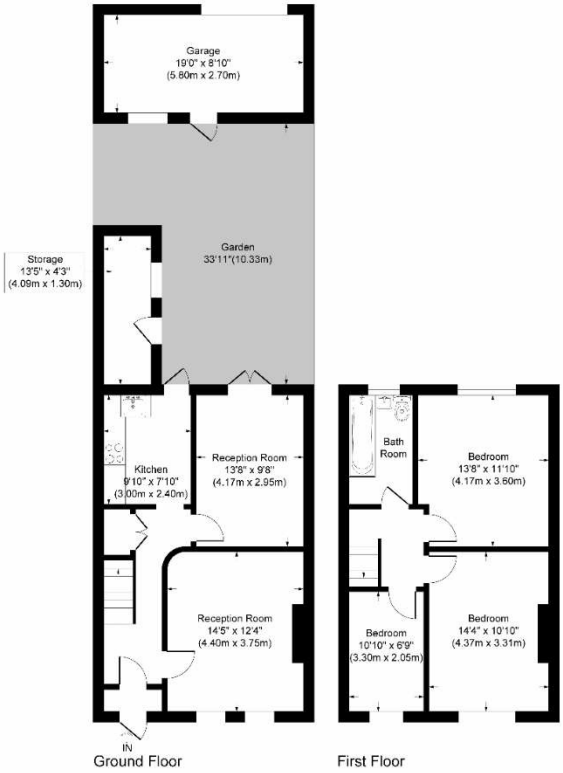
an estimate and should be confirmed by a professional architect or engineer.

Floor plan



GLOBAL HOUSE ESTATES

Commonside East

Approximate Gross Internal Area
Ground Floor = 53.2 sq m / 573 sq ft
First Floor = 47.9 sq m / 516 sq ft
Garage = 14.8 sq m / 160 sq ft
Total = 116.0 sq m / 1250 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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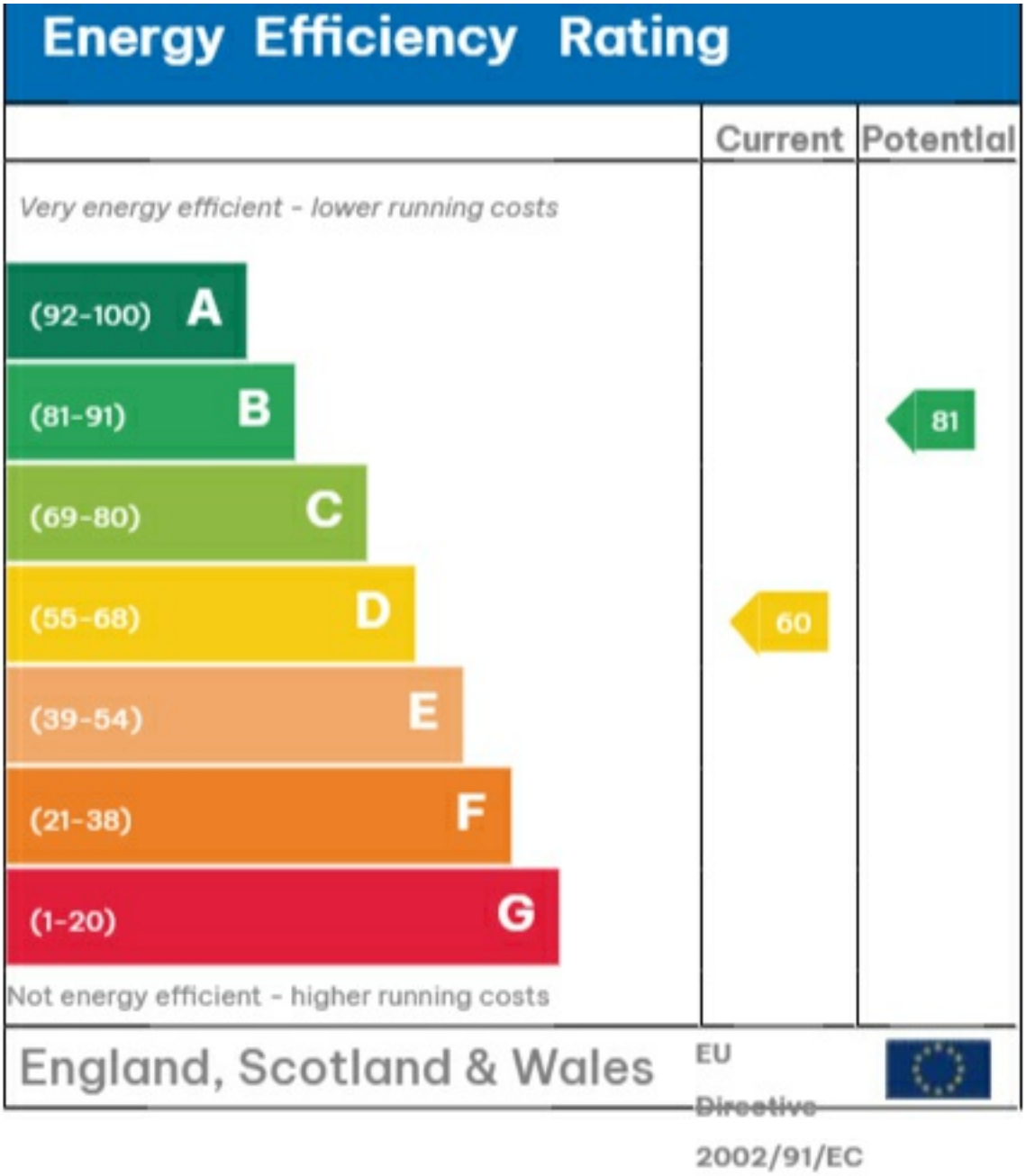
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
81
60
England, Scotland & Wales
EU Directive 2002/91/EC

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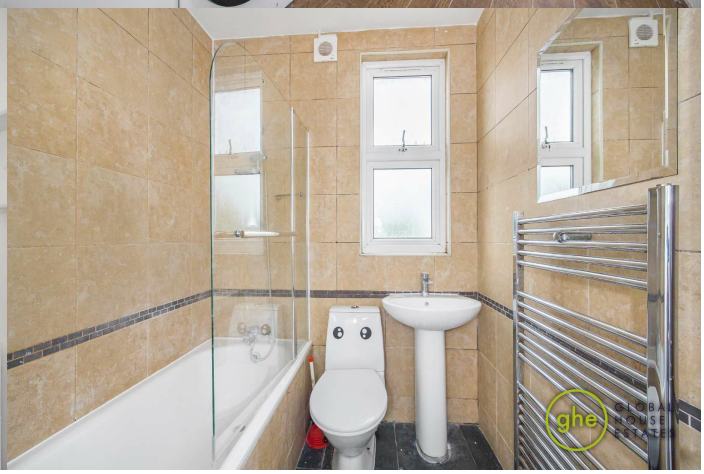
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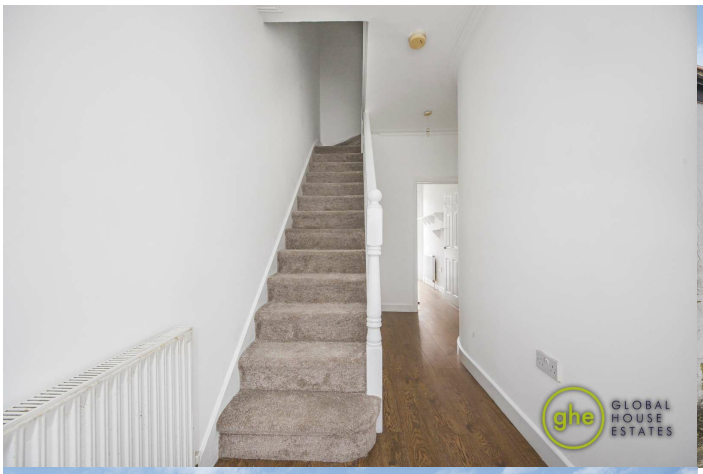

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