

## Grove Road, Mitcham CR4

Tenure: Freehold Borough: Merton

**£495,000**

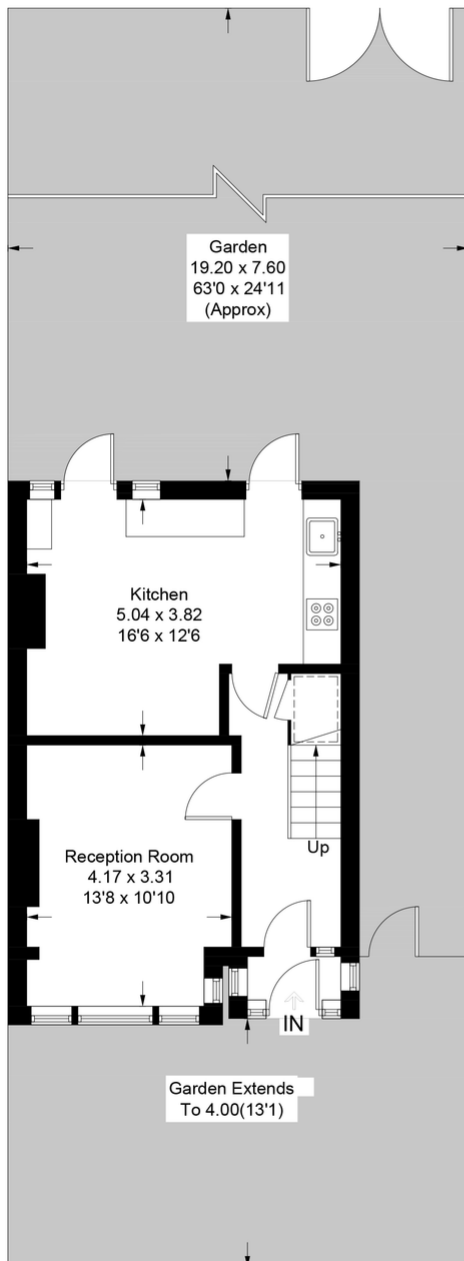
- An attractive end of terrace three bedroom house
- Large South-East facing garden and side access



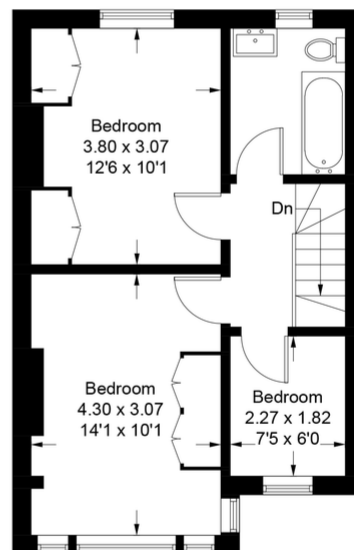
A bright and smart three bedroom family house located on a corner plot close to Mitcham Eastfields station and within easy walking distance of Streatham Common station, well-regarded gastro pubs, a boutique deli, Estate Office Coffee and other fantastic local amenities. The house has a separate reception room and open plan kitchen dining room overlooking the large garden. The garden is a particular feature as it's south easterly facing and bigger than average due to being end of terrace. It also offers side access to the garden without the need to go through the house and rear access for off-street parking. The first floor comprises three bedrooms and a family bathroom. There is huge potential to extend up, out and to the side, subject to the usual planning permissions.

# Grove Road

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft  
(Excluding Reduced Headroom)  
Reduced Headroom = 0.9 sq m / 10 sq ft  
Total = 80 sq m / 861 sq ft

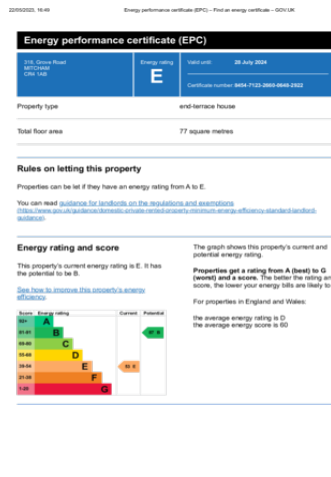
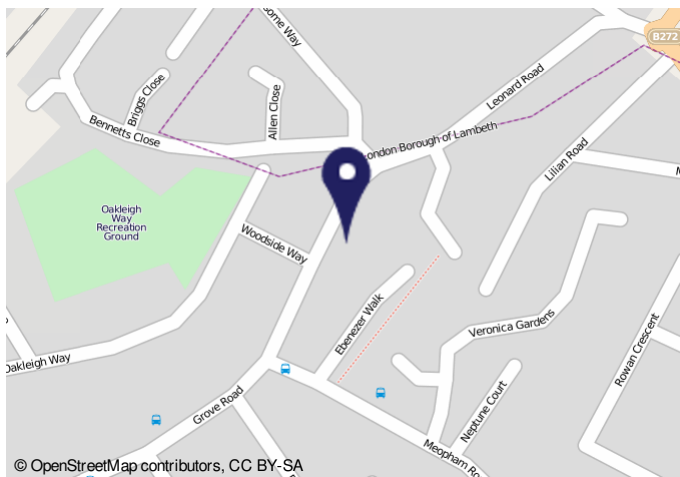


**Ground Floor**



**First Floor**

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. (ID970701)



**Important Notice**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.