



Commonside East, Mitcham, CR4 1HD  
Guide price £600,000 Freehold

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Nestled in the charming area of Mitcham, this delightful home offers a perfect blend of comfort and convenience. Built in 1930's, the property boasts a spacious layout spread over three storeys, making it an ideal family home. With four well-proportioned bedrooms and two bathrooms, there is ample space for both relaxation and daily living.

The ground floor features a spacious entrance hall, two reception rooms, garden room, extended kitchen, cloakroom. The property faces onto the picturesque Mitcham Common & is a short walk to St Mark's Academy.

For those who commute, the house is conveniently located under a mile from the nearest station, ensuring easy access to transport links. Additionally, parking is available for two vehicles at the rear, a valuable feature in this bustling area.

This property presents a wonderful opportunity for families seeking a spacious home in a desirable location.

**Entrance Porch**

**Entrance Hall**

**Living Room**

15' x 10'6" (4.57m x 3.20m)

**Dining Room**

12' x 10'5" (3.66m x 3.18m)

**Garden Room**

8'8" x 7'9" (2.64m x 2.36m)

**Kitchen**

20'8" x 8'9" (6.30m x 2.67m)

**Cloakroom**

**First Floor Landing**

**Bedroom**

15' x 12'7" (4.57m x 3.84m)

**Bedroom**

12'1" x 10'6" (3.68m x 3.20m)

**Bedroom**

8'10" x 8' (2.69m x 2.44m)

**Bathroom**

8'7" x 7'8" (2.62m x 2.34m)

**Second Floor Landing**

**Bedroom**

19' x 12'5" (5.79m x 3.78m)

**En-Suite**

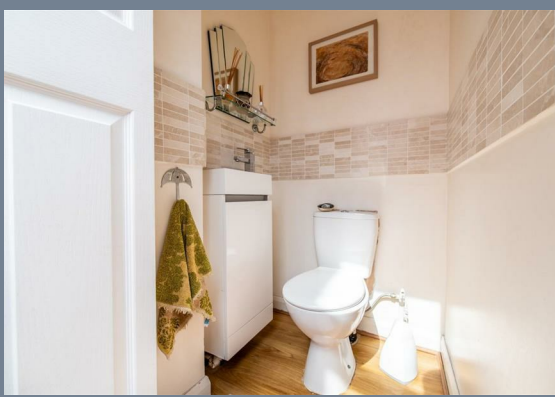
9' x 6'7" (2.74m x 2.01m)

**Garden**

**Parking**

**Tenure: Freehold**

**Council Tax: Band D**





### Ground Floor



### First Floor



### Second Floor



Total area: approx. 142.5 sq. metres (1533.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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