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BOND & SHERWILL



St. Georges Road

Guide-Price: £400,000 - £425,000

Located on a popular road within good proximity to local transport and open green spaces this three-bedroom, semi-detached property is chain-free, in need of modernisation and perfect for anyone who wants a house they can put their own stamp on.

The interior features a good-size lounge/diner, kitchen, bathroom and three bedrooms, while additional benefits include off-street parking, side access and own rear garden.

St. Georges Road is within good proximity to Mitcham Eastfields Railway Station which provides Southern & Thameslink services to London Victoria, Sutton, Dorking & St. Albans City. Local bus routes include 118 & N133 with destinations including Morden Station, Mitcham Tram Stop & Brixton Underground Station.

Popular green spaces include Mitcham Common, Seven Islands Pond & Poulter Park, while leisure facilities include Mitcham Golf Club. Amongst local schools are St Thomas of Canterbury Primary School, Harris Primary Academy, Date Valley School & St Mark's Primary School.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Porch

The porch includes single-glazed window and storage cupboard.

Entrance Hall

The entrance hall includes radiator, coved ceiling and stairs ascending to first-floor.

Kitchen

The kitchen includes single-glazed window, wall & base level units with work surface area, sink with drainer, wall-mounted boiler, space for cooker, space for washing machine & space for free-standing fridge-freezer.



Lounge/Diner

The lounge/diner includes radiator, single-glazed window, single-glazed glass-panel door to rear garden, coved ceiling and cupboard under stairs.



Landing

The landing includes storage cupboard and loft hatch.

Bedroom Two

Bedroom two includes radiator and single-glazed window.

Bedroom Three

Bedroom three includes radiator and single-glazed window.



Bathroom

The bathroom includes low-level W.C, non-functioning bath, pedestal wash-hand basin, radiator, single-glazed window and partially-tiled walls.

Master Bedroom

The master bedroom includes two single-glazed windows, radiator and fitted wardrobe.

Rear Garden

The rear garden is mostly laid to lawn with a patio area, side access and a shed.



Front Garden

The front includes off-street parking.

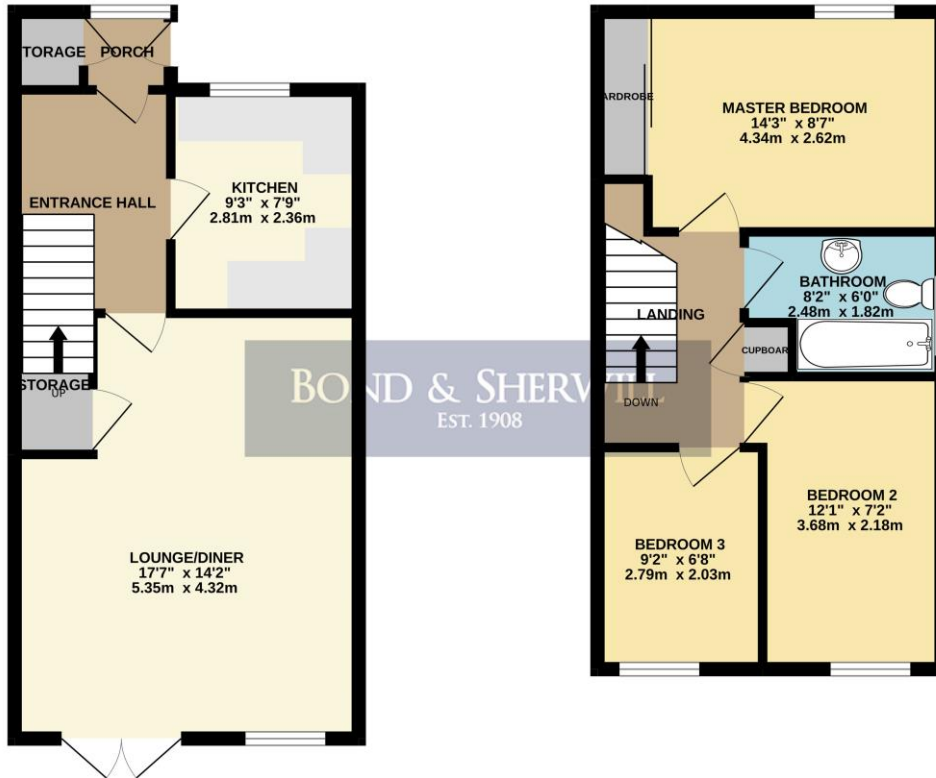
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GROUND-FLOOR
400 sq.ft. (37.2 sq.m.) approx.

FIRST-FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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