

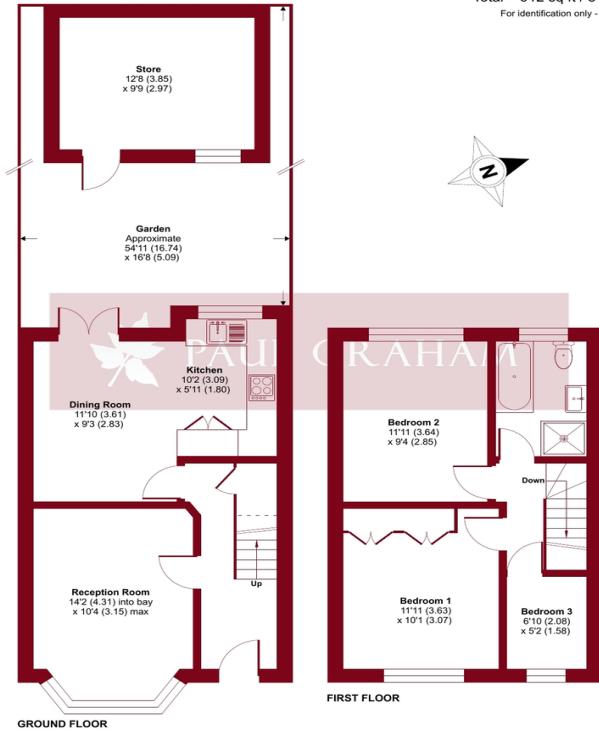


5 Percy Road, Mitcham, Surrey, CR4 4JW | **Guide Price £475,000 Freehold**

A beautifully presented three bedroom terraced home, refurbished throughout and ideally located within easy reach of local stations with routes to London. This attractive property has been modernised to a high standard, providing bright, well proportioned accommodation that is ready to move straight into ideal for families and first time buyers.

Percy Road, Mitcham, CR4

Approximate Area = 789 sq ft / 73.3 sq m
Outbuilding = 123 sq ft / 11.4 sq m
Total = 912 sq ft / 84.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Paul Graham. REEF: 1372615

ENTRANCE HALL

LOUNGE 14' 2" x 10' 4" (4.32m x 3.15m)

DINING ROOM 11' 10" x 9' 3" (3.61m x 2.82m)

KITCHEN 10' 2" x 5' 11" (3.1m x 1.8m)

STORE 12' 9" x 9' 9" (3.89m x 2.97m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 11' 11" x 10' 1" (3.63m x 3.07m)

BEDROOM 2 11' 11" x 9' 4" (3.63m x 2.84m)

BEDROOM 3 6' 10" x 5' 2" (2.129m x 1.57m)

BATHROOM

LOW MAINTENANCE GARDEN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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