



48 PITCAIRN ROAD MITCHAM, CR4 3LL

£700,000
FREEHOLD

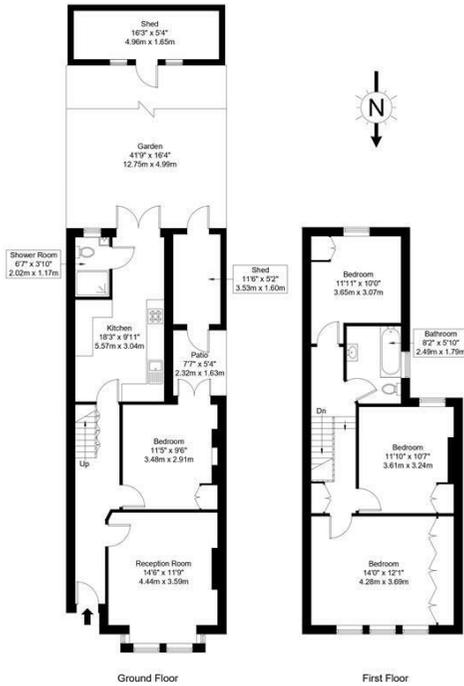
Nestled on the popular and highly sought-after Pitcairn Road comes this sizeable three-bedroom, Victorian house, just 0.2 miles from Tooting Station. At 1161 sq ft of internal space, the property benefits from a large reception room, as well as a further reception/dining room and a large, separate kitchen area leading to the landscaped garden, which also utilises a decking area and shed storage and additional external storage on the side return. There is also a downstairs WC. Upstairs you will find three good-sized, double bedrooms and a modern, family bathroom suite.

Set within a quiet, residential street, this property also benefits from being within a short walking distance of many local amenities, with a selection of supermarkets, Figges Marsh green and many bars, pubs are restaurants nearby. The house also sits within close proximity to a number of well-regarded schools, with both Sellincourt and Tooting Primary Schools rated 'Good' and 'Outstanding' by Ofsted, respectively. There are also many good transport links close by, with Tooting Station just 0.2 miles away, providing superb transport links into Central London, and both Colliers Wood and Tooting Broadway Underground Stations both within walking distance.

DouglasPryce

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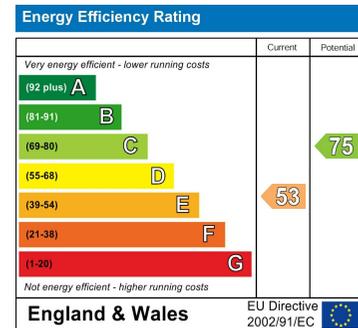
Approx Gross Internal Area = 107.9 sq m / 1161 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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