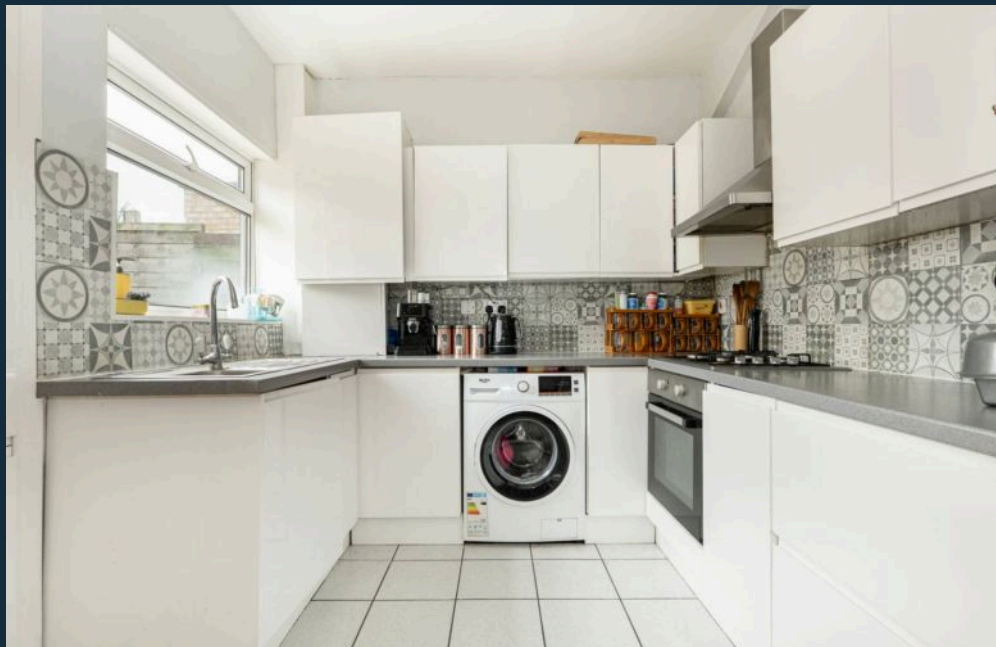# 7 Woodland Way, Mitcham

£575,000 Freehold

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A charming semi-detached, three-bedroom period home with original features, a private garden, and excellent potential, ideally located on the Tooting-Mitcham borders.

Set back behind a pretty front garden, this semi-detached house is perfect for first-time buyers, young families, or investors looking for a well-connected location with room to grow.
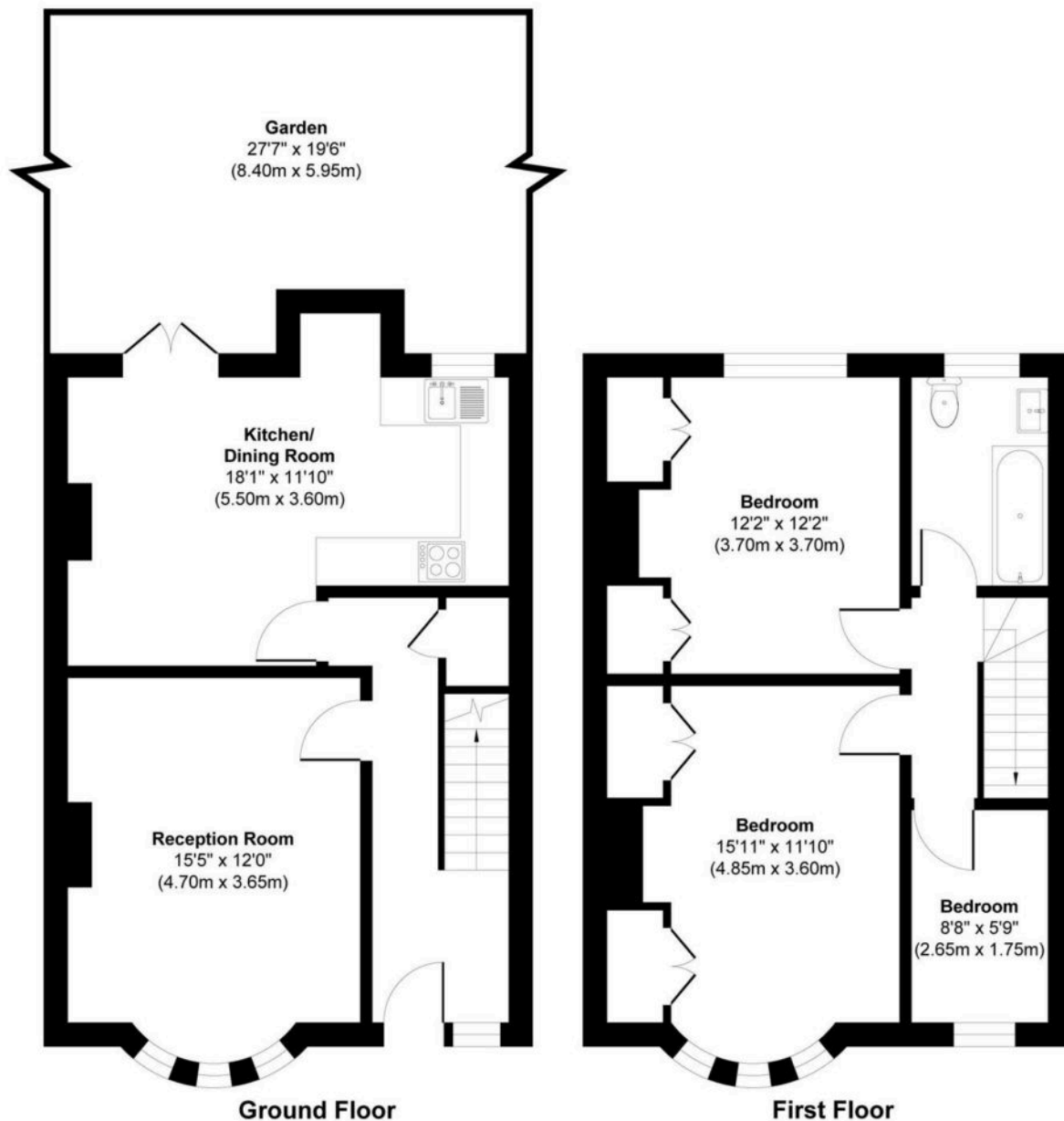
A wide and welcoming hallway leads to a bright front reception room with original wooden flooring and bay windows that flood the space with natural light. The second reception is equally generous, with space for dining and a large American-style fridge freezer. The semi-open-plan kitchen has been smartly finished with statement tiling and opens out to a secluded rear garden, ideal for outdoor entertaining or a quiet morning coffee.

Upstairs, the main bedroom spans the width of the house with bay windows and full-height wardrobes. A second double overlooks the

- ◦ Three Bedroom Semi Detached House
- ◦ Chain Free
- ◦ Semi Open Plan Kitchen & Dining Room
- ◦ Front & Rear Private Garden
- ◦ Located on the Tooting-Mitcham Borders
- ◦ Potential for Loft Conversion and Rear Extension (STPP)
- ◦ Well-Connected to Multiple Transport Links, Tooting Train Station & Tooting Broadway Underground Station
- ◦ Excellent Schools And Local Amenities

Garden
27'7" x 19'6"
(8.40m x 5.95m)

Kitchen/ Dining Room
18'1" x 11'10"
(5.50m x 3.60m)

Reception Room
15'5" x 12'0"
(4.70m x 3.65m)

Ground Floor

Bedroom
12'2" x 12'2"
(3.70m x 3.70m)

Bedroom
15'11" x 11'10"
(4.85m x 3.60m)

Bedroom
8'8" x 5'9"
(2.65m x 1.75m)

First Floor

Woodland Way, Mitcham, CR4
Approx. Gross Internal Area 1017sq ft / 94.48sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
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