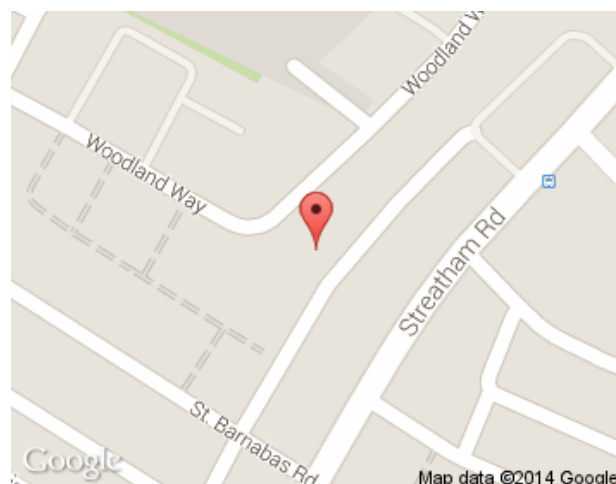


**Woodland Way, CR4  
£399,950, Freehold**



An extended four bedroom terraced house situated on Woodland Way which can be accessed via Ashbourne Road in the sought after North Mitcham Area.



Toomey Estate Agents give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

An extended four bedroom terraced house situated on Woodland Way which can be accessed via Ashbourne Road in the sought after North Mitcham Area.  
The property comprises through lounge and kitchen to the ground floor with three bedrooms and family bathroom to the first floor. A loft conversion provides a master bedroom and separate shower room to the second floor.  
Numerous benefits to include gas central heating, garden, shower room in garden and access to local amenities and transport links.

Part glazed front door leading to:

### ENTRANCE PORCH

Tiled flooring, door leading to;

### ENTRANCE HALL

Stairs to first floor, central heating radiator, laminated wood flooring.

### THROUGH LOUNGE 26' (into bay) x 17'3 (narrowing to 11'5)

Bay window to front aspect, double glazed patio doors to garden, two central heating radiators, power points. Two feature fireplaces, under stairs storage cupboard, laminated wood flooring.

### KITCHEN 8'6 x 6'4

Range of base and wall mounted units, roll top work surfaces with inset stainless steel sink unit with mixer tap. Integrated oven, hob and extractor, freestanding washing machine, dishwasher and freezer. Ceramic tiled splash backs, power points, part glazed door to garden, tiled flooring.

### FIRST FLOOR LANDING

Stairs to second floor.

### BEDROOM ONE 13'10 (into bay) x 11'7

Double glazed bay window to front aspect, central heating radiator, power points.

### BEDROOM TWO 11'6 x 11'

Double glazed window to rear aspect, central heating radiator, power points, feature fireplace, built in storage cupboard.

### BEDROOM THREE 8'1 x 5'5

Double glazed window to front aspect, central heating radiator, power points, fitted wardrobe and storage cupboards.

### BATHROOM

Claw footed bath with mixer tap, pedestal hand basin with mixer tap, low flush W/C. Ceramic tiled splash backs, central heating radiator, frosted double glazed window to rear aspect, vinyl flooring.

### SECOND FLOOR LANDING

'Velux' window to front aspect, central heating radiator, power points.

### MASTER BEDROOM 18' x 11'8 (some restricted head room)

Two 'Velux' windows to front aspect, double glazed window to rear aspect, central heating radiator, power points, eaves storage.

### SHOWER ROOM

Fully enclosed shower cubicle, pedestal hand basin with mixer tap, low flush W/C. Ceramic tiled splash backs, frosted double glazed window to rear aspect, towel warmer / central heating radiator, wall mounted gas fired boiler, electric shaver point, tiled flooring.

### GARDEN

Patio area with balance laid mainly to lawn, outside tap, storage shed. Shower Room comprising shower cubicle, pedestal hand basin with mixer tap, low flush W/C, walls and floor tiled in ceramics.

Disclaimer : The details supplied by Toomey Estate Agents are a guideline and do not form any part of a contract. The services have not been tested and cannot be guaranteed to be in working order.