



- Beautifully appointed 3 bedroom family home
- Close to Cranmer Primary School
- Walk to Mitcham Station
- Fully fitted kitchen Breakfast Room
- Utility Room
- Downstairs Shower Room
- Through Lounge Dining Room
- Family Bathroom
- New Double Glazed Windows & Doors throughout
- Offered Chain Free!



New Instruction!

Open Day Saturday 4th November please call now to book your slot.

We are delighted to present this delightful 3 bedroom family home to the market. The property is offered on a chain free basis and has been tastefully redecorated having undergone a comprehensive programme of refurbishment and updating throughout to include:

New double glazed windows and doors.

New central heating boiler and radiators throughout.

Addition of a brand new downstairs shower room & WC.

Full width extension to the ground floor incorporating a new utility room and dining area to the kitchen with double glazed French doors to the garden.

New flooring and carpets throughout.

Fully tiled family bathroom.

Comprehensive range of bespoke wardrobes to the master bedroom.

Additional sound proofing to the party walls and first floor.

Removal of all chimney breasts apart from sitting room allowing better use of space especially in the bedrooms.

Situated within the catchment for the ever popular and sought after Cranmer Primary School and being located within a short walking distance to Mitcham train station and Tram stop the property is ideal for a young family and the city commuter.

Caesars Walk is a quiet residential road away from the main thoroughfare with very little passing traffic.

The property is offered chain free and we would advice registering interest now for an open day planned for Saturday 4th November.

To the ground floor and accessed via the hall are doors to the sitting room/open plan lounge and the new shower room.

From the lounge/dining room there are double doors to the spacious dining kitchen, utility room and double glazed French doors to the garden.

From the first floor there is access to three bedrooms, two doubles one single. the rooms are made all the more flexible as the chimney breasts have been

removed allowing flush fitting of beds and furniture with out wasted space.

The property is offered on a chain free basis.

**Price: £535000**



Total area: approx. 101.0 sq. metres (1087.2 sq. feet)

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**Aegis Estate Agents**

**Call us on (0208) 3130833 or (01932) 78 11 44**

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