



Pear Tree Close  
Mitcham  
Surrey  
CR4

Offers in Excess of £385,000

bettermove

## Pear Tree Close Mitcham

Bettermove are proud to present this 3 bedroom terraced house in Mitcham, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

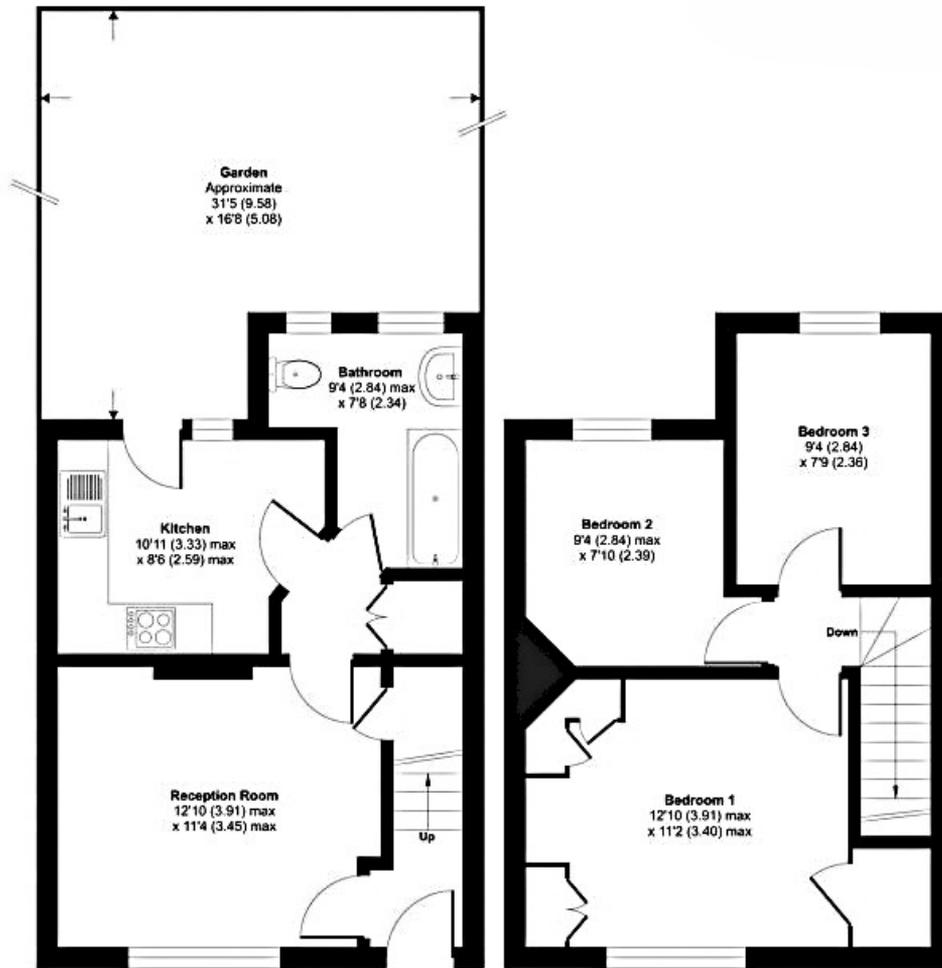
The council tax band is C.

The interior of this charming mid-terraced property comprises a spacious reception room and a well-proportioned fitted kitchen on the ground floor, with doors opening directly onto the rear garden. The first floor consists of three comfortable bedrooms and a family bathroom, with additional loft access providing useful storage potential. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular borough of Mitcham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Mitcham Eastfields Train Station, a variety of local bus and tram routes, and quick access to the A23, leading to the M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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