



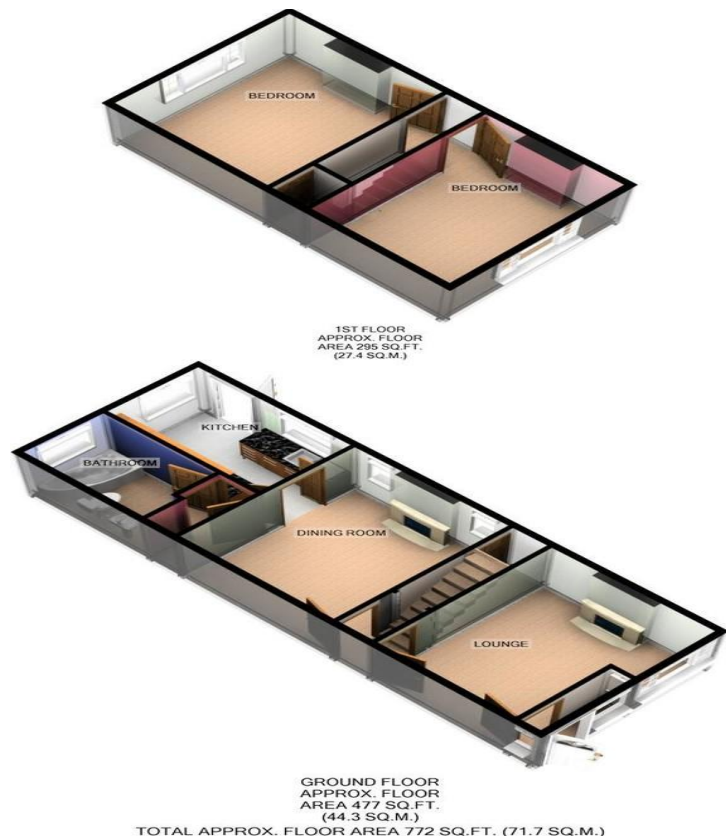
PAUL GRAHAM



40 Wood Street, Mitcham Junction, Surrey, CR4 4JS | **£365,000**

Located within easy reach of both Mitcham Junction and Hackbridge station this 2 bedroom semi detached house is offered for sale benefiting from 2 reception rooms, a fitted 12' kitchen and a bathroom. Upstairs there are 2 double bedrooms. The rear garden is mainly paved with shrub borders and provides access to the front via a side gate.





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018

## ENCLOSED PORCH

LOUNGE 12' 10" x 11' 4" (3.91m x 3.45m)

DINING ROOM 12' 9" x 11' 2" (3.89m x 3.4m)

KITCHEN 12' x 6' 10" (3.66m x 2.08m)

BATHROOM 9' 1" x 4' 9" (2.77m x 1.45m)

## STAIRS TO FIRST FLOOR

BEDROOM 1 12' 10" x 9' 9" (3.91m x 2.97m)

BEDROOM 2 12' 10" x 11' 4" (3.91m x 3.45m)

## REAR GARDEN

## SMALL FRONT GARDEN

## CLOSE TO 2 STATIONS

## VIEWING ADVISED



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

**Energy Performance Certificate**

Wood Street, WITCHAM, CR4 4J8

Dwelling type: Semi-detached house

Date of assessment: 03 July 2018

Date of certificate: 03 July 2018

Reference number: 0279 9035 7203 0769 5910

Type of assessment: RdSAP existing dwelling

Total floor area: 75 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

Over 3 years you could save:	£ 2,416
Over 3 years you could save:	£ 885

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 188 over 3 years	You could save £ 885 over 3 years
Heating	£ 1,902 over 3 years	£ 1,188 over 3 years	
Hot Water	£ 287 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 2,415</b>	<b>£ 1,359</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measure	Indicative cost	Typical savings over 3 years
1. Flat roof or sloping ceiling insulation	£350 - £1,500	£ 153
2. Cavity wall insulation	£500 - £1,500	£ 57
3. Internal or external wall insulation	£4,000 - £14,000	£ 441

See page 3 for a full list of recommendations for this property.

For more information about recommended measures and the actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## WALLINGTON

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