



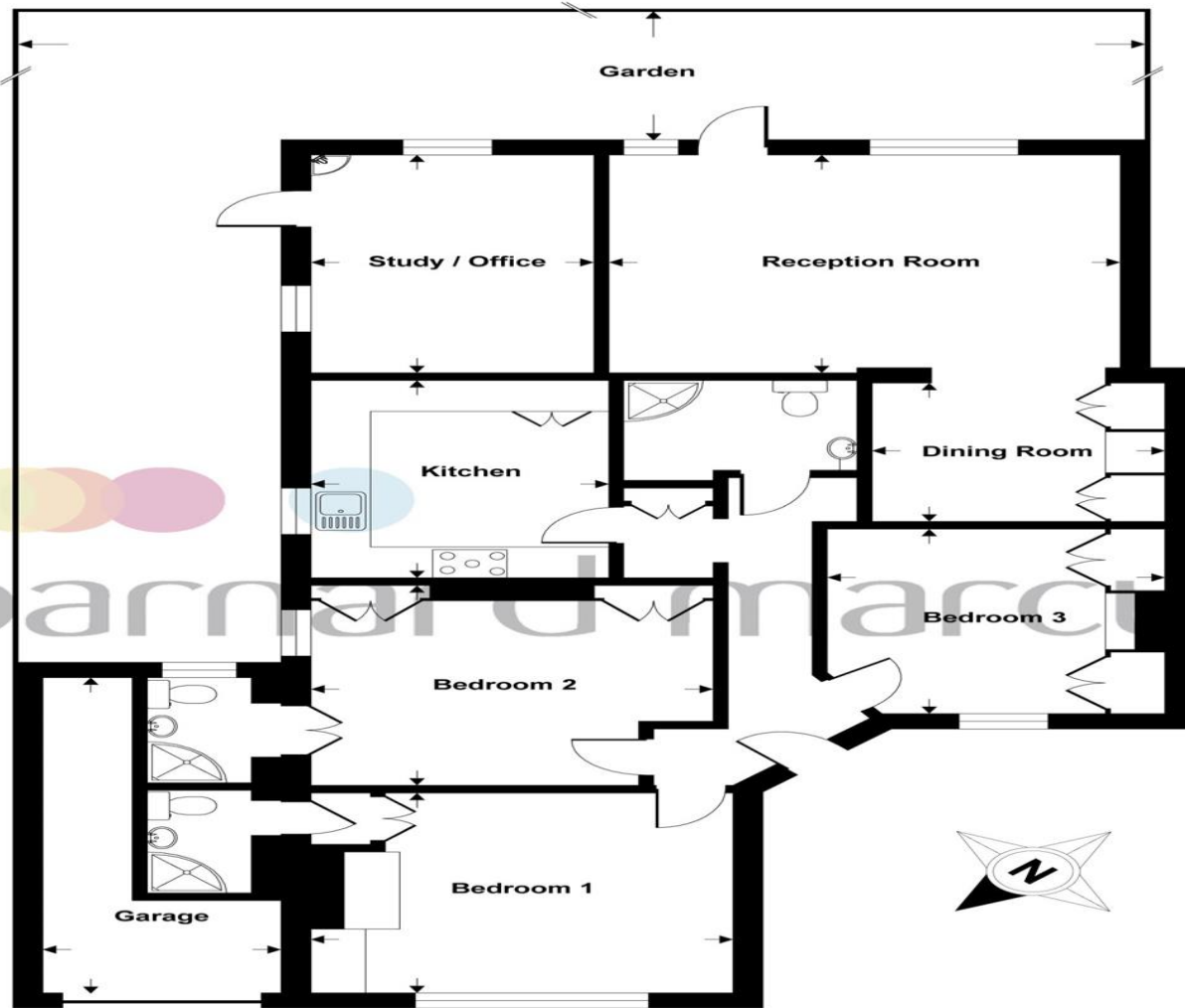
Hill Road, Mitcham, CR4 2HQ

welcome to

Hill Road

Situated on a tree lined road within North Mitcham on the borders of Tooting and Streatham is our extended three/four bedroom bungalow. The property comprises three double bedrooms with built in wardrobes, two bedrooms with their very own en-suites, a family bathroom, kitchen, an extended reception room with a study at the side. Further benefits include a well looked after and maintained front and back garden, close to local amenities and transport links. The property has potential to have the loft extended in a similar fashion to other properties in the area to maximise living space, subject to the usual planning consents. Hill Road sits in-between Mitcham Eastfields Station and Tooting Station and is well served with bus routes, amenities and schools. There is no forward chain.





GROUND FLOOR

Hill Road, Mitcham, CR4

APPROX. GROSS INTERNAL FLOOR AREA 1472 SQ FT 136.7 SQ METRES (INCLUDES GARAGE & STUDY / OFFICE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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welcome to

Hill Road

- Three/Four bedroom bungalow
- Three bathrooms
- Extended
- In between Mitcham Eastfields Station & Tooting Station
- Close to Tooting Broadway

Tenure: Freehold EPC Rating: D

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MTM105205 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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020 8646 1616



Mitcham@barnardmarcus.co.uk



1 Langdale Parade, MITCHAM, Surrey, CR4 2PF



barnardmarcus.co.uk