



ASHLEIGH FLETCHER

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Mitcham, Surrey

📞 020 8089 5566



The moment you walk through the door, you don't just see quality; you feel it.

It's the kind of house that quietly tells you someone has thought about how it should make you feel, not just how it should look. Every detail, from the subtle lighting on the staircase to the way the flooring catches the light, works together to create that rare mix of warmth, refinement and elegance.

The entrance hallway makes a striking first impression, with high gloss real wood laminate effect flooring setting the tone for the finish to come. The staircase, fitted with a smart runner carpet, features subtle blue recessed lighting that casts a soft glow in the evenings; a clever design touch that adds sophistication and a hint of modern luxury.

The lounge is a generous, light-filled space thanks to the square bay front, creating a natural focal point for the room. The same glossy flooring continues through to the dining area, where sliding patio doors open directly onto the garden, blending indoor comfort with outdoor space.

The kitchen is both stylish and practical, fitted with high-quality appliances including a Neff double oven, hob, and stainless-steel extractor hood.

A slimline dishwasher and pantry add to the convenience, while a door provides easy access to the rear patio, ideal for morning coffee or evening dining.

Upstairs, the attention to detail continues. The high gloss flooring extends throughout the landing, enhancing the sense of space and cohesion.

The principal bedroom, with its bay window to the front, feels bright and elegant. Two further bedrooms offer flexibility for family, guests, or home working.

The bathroom is a real standout, fully tiled with a contemporary finish, featuring a curved countertop basin on a wall-mounted vanity, a tiled-enclosed bath with shower over, and a heated towel rail. A separate W.C. completes the layout, ensuring practicality during busy mornings.





Outside, the rear garden is designed for ease of upkeep, with a paved patio leading to a level lawn, perfect for relaxing or entertaining. A rear gate provides handy access for garden maintenance, while the front of the property offers off-street parking for two vehicles on a neatly block-paved driveway.

Located within easy reach of a superb range of local amenities, this home enjoys an enviable position that balances convenience with excellent connectivity.

For families, there's an impressive choice of schools nearby. Harris Primary Academy Merton is just 0.3 miles away and rated Outstanding, while both William Morris Primary (0.3 miles) and The Sherwood School (0.8 miles) are rated Good. St Mark's Church of England Academy, also Outstanding, is within 1.1 miles, and Woodmansterne School (1.2 miles) and The Archbishop Lanfranc Academy (1.6 miles) offer further strong options in the local area.

Commuters will appreciate the proximity of Mitcham Eastfields Station, is just 1.1 miles away and Streatham Common Station is 1.6 miles away accessed via a 10/14 minute car/bus journey. Services run regularly to London Victoria in around 24 minutes, Clapham Junction in 13 minutes, and London Bridge in approximately 29 minutes, making travel into central London both quick and straightforward. Excellent bus links are also available connecting Mitcham with Wimbledon, Croydon, and beyond.

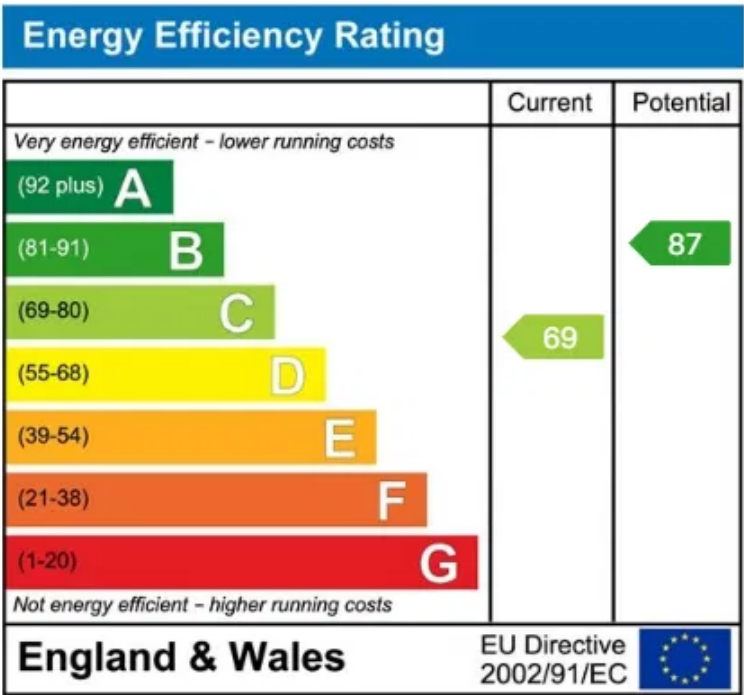
Everyday shopping is well catered for too. A Co-op convenience store is just 0.2 miles from the property, with larger supermarkets including Lidl on Rowan Road and ASDA Mitcham on Bond Road are both within a short drive.



This is a home that delivers far more than first impressions suggest. Every detail, from the striking entrance and high-spec finishes to the clever lighting and flowing layout, has been carefully chosen to create a space that feels both refined and effortlessly comfortable.

Add to that its superb location being surrounded by highly regarded schools, fast transport links, and everyday conveniences and it's clear this is a property that ticks every box for modern family living.

Council Tax Band: D



Approximate Gross Internal Floor Area
1026 sq. ft / 95.30 sq. m

