



**Beech Grove, Mitcham CR4 1LH**



**welcome to  
Beech Grove, Mitcham**

\*\*\*This extended family home offers an abundance of space on both floors. The ground floor comprises: Entrance hallway, cloakroom, spacious through lounge and large kitchen/dining room. The first floor has four good size bedrooms all with fitted wardrobes and family bathroom. There is a good size private low maintenance rear garden with garage which has a rear access gated road. The property is in good order throughout and has no onward chain.

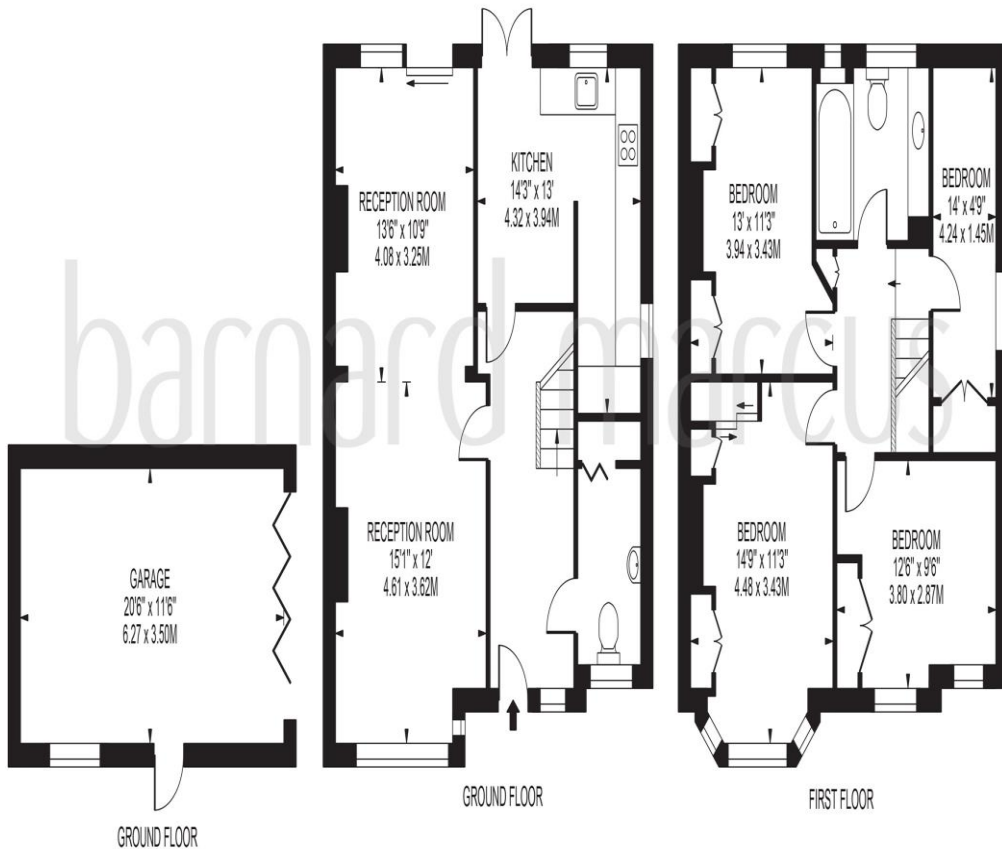
Located with close proximity of the wide open spaces of Mitcham Common with walking paths and lake. There are bus routes providing access to all the local areas and a large selection of local amenities including Pollards Hill library and an array of food establishments and pharmacy.



# BEECH GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1269 SQ FT - 117.86 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 236 SQ FT - 21.95 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

## Beech Grove, Mitcham

- Chain free
- Four bedrooms
- Extended
- Garage
- Good order

Tenure: Freehold EPC Rating: Awaiting

# £550,000



[view this property online](https://www.barnardmarcus.co.uk/Property/MTM108499) [barnardmarcus.co.uk/Property/MTM108499](https://www.barnardmarcus.co.uk/Property/MTM108499)

Please note the marker reflects the postcode not the actual property



Property Ref:  
MTM108499 - 0006

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.



barnard marcus



**020 8646 1616**



[Mitcham@barnardmarcus.co.uk](mailto:Mitcham@barnardmarcus.co.uk)



1 Langdale Parade, Upper Green East,  
MITCHAM, Surrey, CR4 2PF



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)