



Barnard Road, Mitcham CR4 2LB



welcome to
Barnard Road, Mitcham

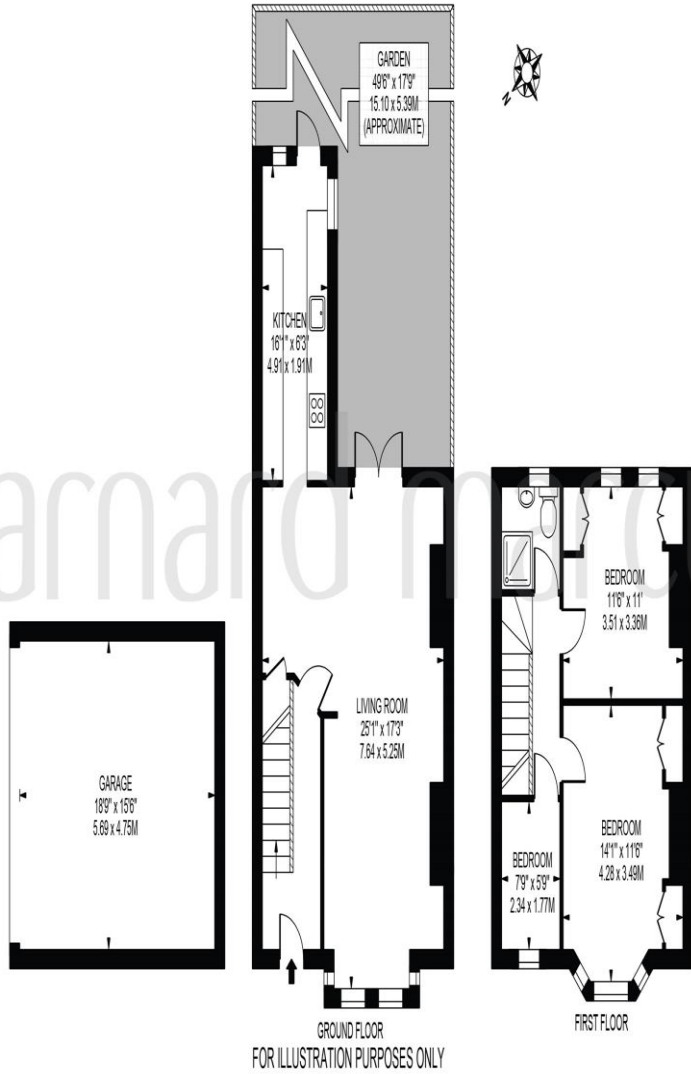
This three bedroom family home is located in a residential road in the heart of Mitcham town centre. The property comprises: 25ft through lounge with direct access to a private rear garden which measures approximately 50ft. The first floor offers two double bedrooms, good size single bedroom and family shower room. There is potential to extend to the rear or into the loft space subject to usual planning constraints.

Mitcham Eastfields train station is a short distance away with direct links into central London also a large selection of buses to local destinations from the town centre. Mitcham common offers a large open space for walks and exercise to be enjoyed all year round.



BARNARD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 931 SQ.FT - 86.49 SQ.M
 (EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 291 SQ.FT - 27.03 SQ.M



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.



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Barnard Road, Mitcham

- Three bedrooms
- Garage
- Through lounge
- Local buses and train station
- Good order throughout

Tenure: Freehold EPC Rating: Awaiting

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM108625



Property Ref:
MTM108625 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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