



**Lexden Road, Mitcham CR4 1NL**

**welcome to**  
**Lexden Road, Mitcham**

Barnard Marcus are proud to present this stunning four bedroom house on Lexden road, This property comprises off a large reception room, open planed kitchen diner, family bathroom & garden to the rear.

With local transportation near buy this is the ideal property for commuters travelling to Morden underground station & Streatham over ground station.



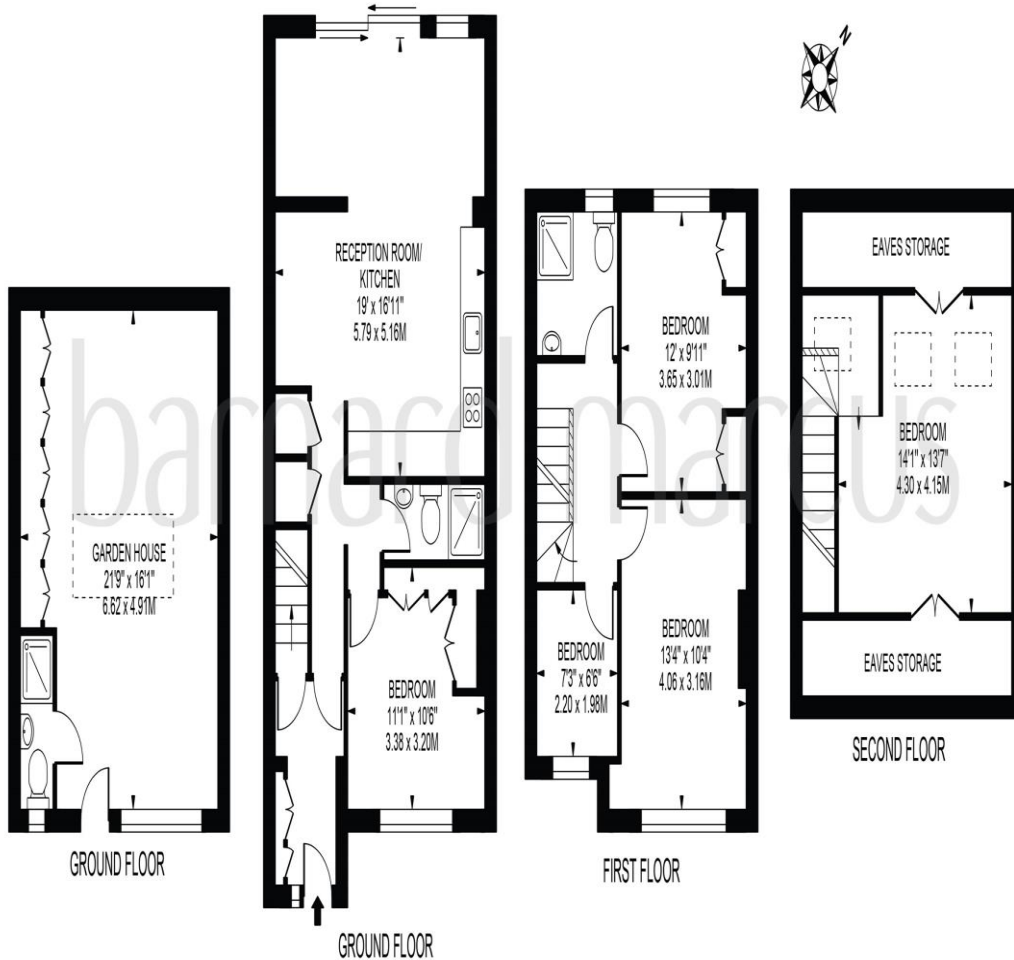
# LEXDEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1374 SQ FT - 127.64 SQ M

(INCLUDING EAVES STORAGE & EXCLUDING GARDEN HOUSE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 123 SQ FT - 11.44 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARDEN HOUSE: 350 SQ FT - 32.50 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.



barnard marcus

welcome to

## Lexden Road, Mitcham

- Chain free
- Good Condition
- local Transport
- local Amunities
- Freehold

Tenure: Freehold EPC Rating: Awaited

# £650,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/MTM109119](https://barnardmarcus.co.uk/Property/MTM109119)



Property Ref:  
MTM109119 - 0003

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



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



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