



Carisbrooke Road, Mitcham CR4 1QF



welcome to
Carisbrooke Road, Mitcham

This three bedroom family home is offered no onward chain. The ground floor comprises: Entrance hallway, living room, dining room and kitchen. There is also an utility room accessed from the rear private garden. The first floor has two double bedrooms, single bedroom and shower room with separate WC. There is off street parking to the front and a garage to the side of the house.

The property has the potential to extend to the rear or to extend into the loft space to provide a further bedroom and second bathroom. Located close to the wide open spaces of Mitcham common and a variety of transport links.



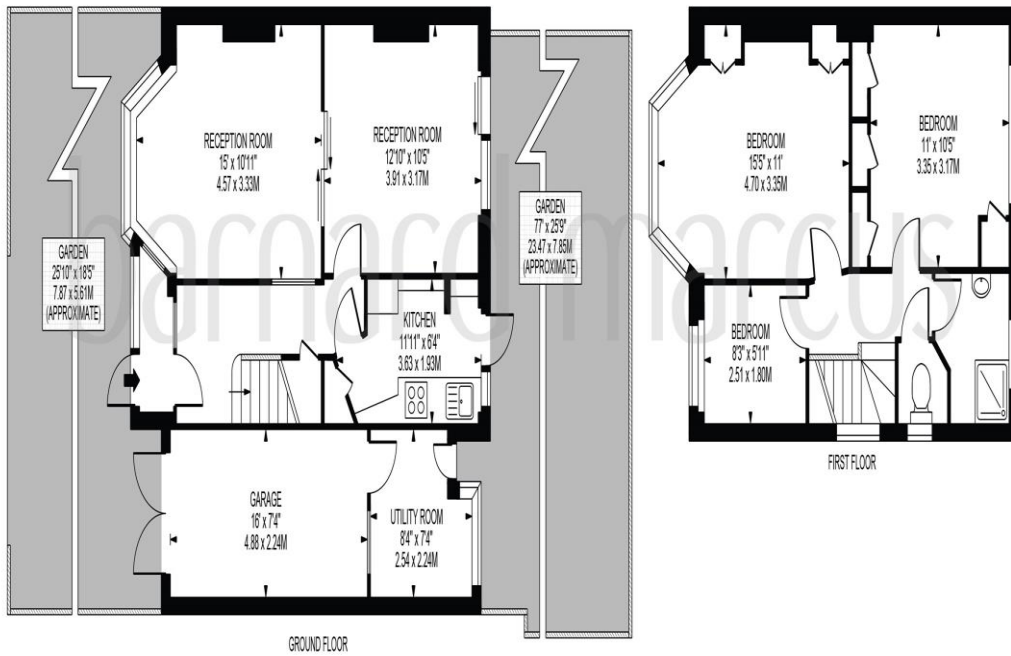
CARISBROOKE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 928 SQ FT - 86.21 SQ M

(EXCLUDING GARAGE & UTILITY ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 118 SQ FT - 10.93 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF UTILITY ROOM: 54 SQ FT - 5.02 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

Carisbrooke Road, Mitcham

- Chain free
- Three bedrooms
- Off street parking
- Garage
- Two reception rooms

Tenure: Freehold EPC Rating: D

guide price

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109012



Property Ref:
MTM109012 - 0002

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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