



Bond Road, Mitcham CR4 3HF

welcome to **Bond Road, Mitcham**

This family home is offered to the market with no onward chain and located close to public transport and good shopping facilities.

Situated on a favoured residential road in Mitcham town centre is this family home in good order throughout. The accommodation comprises: The front door opens into the hallway which provides access to the front reception room which is currently being utilised as a double bedroom., a further reception room and room which is ideally sized to be used as a study/office. There is a large modern fitted kitchen dining room with ample natural light from the two skylight's and doors to the private rear garden. There is a brick built building currently being used as a gym which has a separate shower room and further kitchen. There is a large store area next to the kitchen. The first floor has two double bedrooms and a family bathroom. There is gated side access to the property which provides parking.

With Mitcham Eastfield station 0.6 miles away & 1.2 miles away this is the ideally property commuters travelling to London or just the perfect family home.

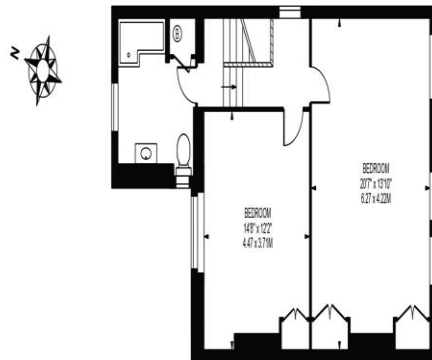


BOND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1622 SQ FT • 141.40 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 431 SQ FT • 40.04 SQ M



FIRST FLOOR



OUTBUILDING

GROUND FLOOR

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

Bond Road, Mitcham

- Development opportunities
- Good Condition
- Town centre location
- Freehold
- Land to the side

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£775,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109060



Property Ref:
MTM109060 - 0009

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.



barnard marcus



020 8646 1616



Mitcham@barnardmarcus.co.uk



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



barnardmarcus.co.uk