



Parchment Close, Mitcham CR4 4FN



welcome to
Parchment Close, Mitcham

This two double bedroom family home offers modern and spacious living accommodation throughout and situated mid-way between Mitcham Junction train station and Hackbridge train station offering direct access to Central London. The ground floor offers modern kitchen, cloakroom and large living room with direct access to a low maintenance private rear garden. The first floor comprises two double bedrooms, one with en-suite and family bathroom. The front has off street parking.

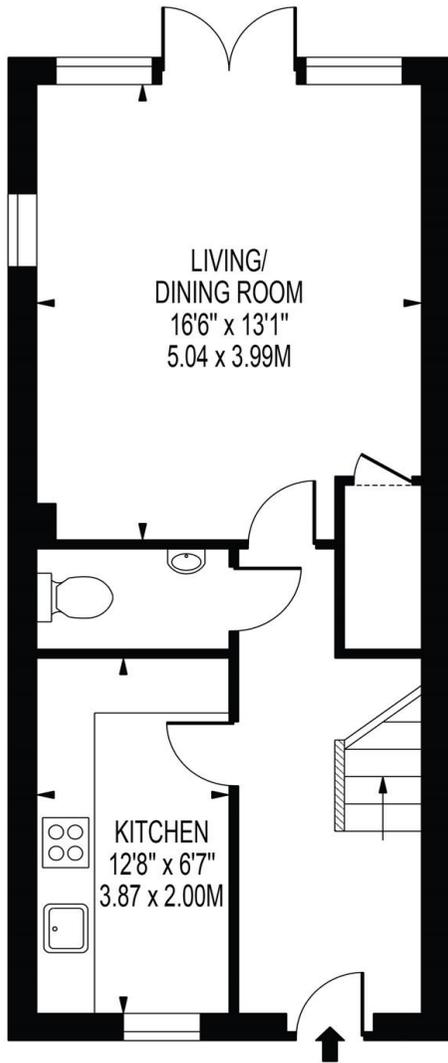


Mitcham Junction serves London Victoria and the tram provides direct access to Wimbledon with its vast array of restaurants and retail outlets or Croydon Town Centre. The property is also close to well-regarded primary schools and in catchment of grammar schools.



PARCHMENT CLOSE

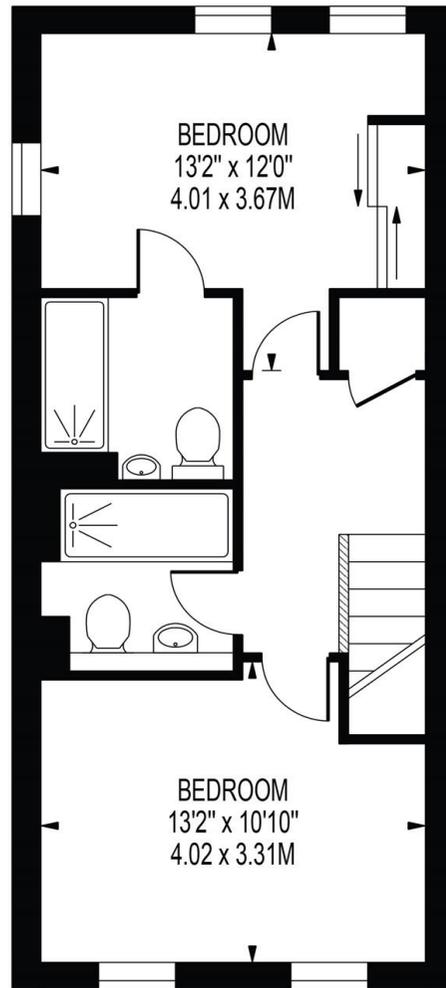
APPROXIMATE GROSS INTERNAL FLOOR AREA: 880 SQ FT - 81.75 SQ M



LIVING/
DINING ROOM
16'6" x 13'1"
5.04 x 3.99M

KITCHEN
12'8" x 6'7"
3.87 x 2.00M

GROUND FLOOR



BEDROOM
13'2" x 12'0"
4.01 x 3.67M

BEDROOM
13'2" x 10'10"
4.02 x 3.31M

FIRST 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.

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Parchment Close, Mitcham

- Two double bedrooms
- Allocated parking
- Two bathrooms and cloakroom
- Private rear garden
- Spacious lounge

Tenure: Freehold EPC Rating: B

guide price

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109450



Property Ref:
MTM109450 - 0002

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