



Graham Road, Mitcham CR4 2HA

welcome to
Graham Road, Mitcham

Situated on a sought after residential road in North Mitcham is this extended end of terrace family home. To the front is off street parking, the ground floor comprises: entrance hallway, reception room, shower room and kitchen dining area. The rear garden provides access to the double garage. The first floor offers: three double bedrooms one providing access to a balcony and family bathroom.

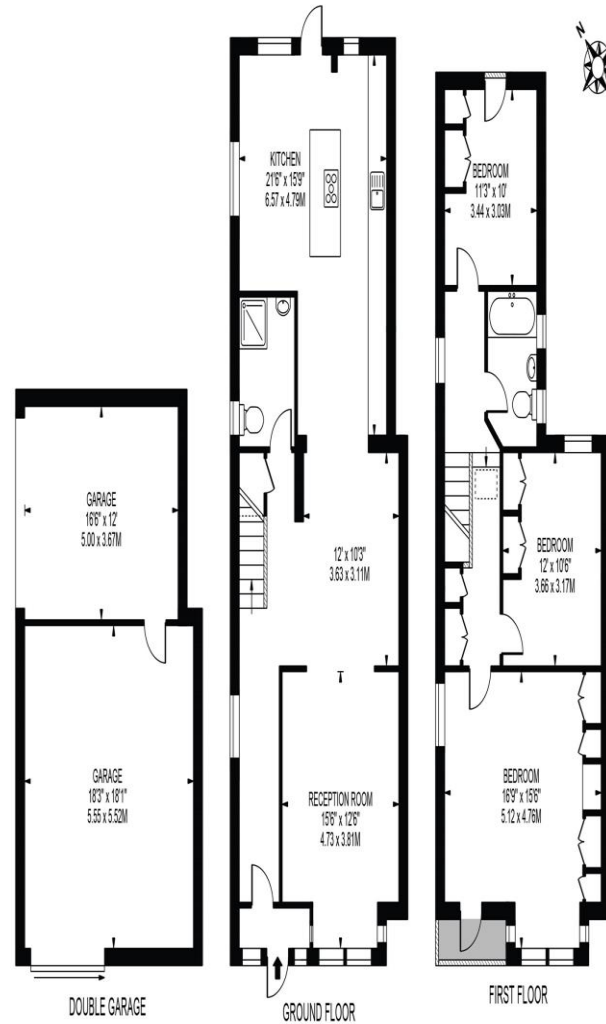
The wide open spaces of Figges Marsh are located at the end of the road offering recreational usage Tooting Junction train station and Mitcham Eastfields train station are both within striking distance along side a variety of local shops and amenities.



GRAHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1482 SQ FT - 137.64 SQ M
(EXCLUDING DOUBLE GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF DOUBLE GARAGE: 527 SQ FT - 48.99 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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Graham Road, Mitcham

- Three double bedrooms
- Chain free
- Off street parking
- Two bathrooms
- Good transport links

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£790,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109298



Property Ref:
MTM109298 - 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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