



Langdale Avenue, Mitcham CR4 4AE

welcome to
Langdale Avenue, Mitcham

A Chance to purchase a substantially large and airy five bedroom end of terrace family home, in close proximity to Mitcham Town Centre.

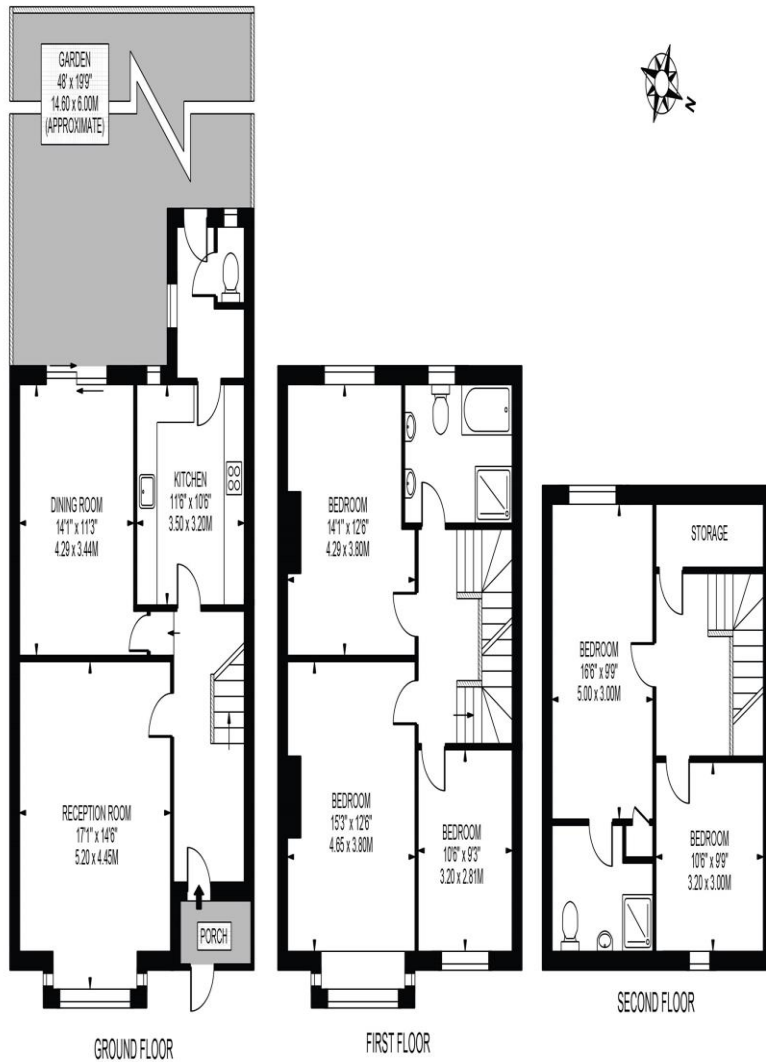
The property comprises two large reception rooms with high ceilings and some original features throughout the house, there is a separate fully fitted kitchen which leads onto the private rear garden. On the first floor there are three double bedrooms and the family bathroom, in the loft there are an additional two rooms, one with an en-suite.

The property benefits from having no onward chain, viewings are a must to appreciate the size and location.



LANGDALE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1840 SQ FT - 170.91 SQ M



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment

of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End of Terrace Family Home
- Five Bedrooms

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109526



Property Ref:
MTM109526 - 0002

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