



Dahlia Gardens, Mitcham CR4 1LA

welcome to **Dahlia Gardens, Mitcham**

A well presented three double bedroom "Uttings" mid terrace family home coming to the market off Sherwood Park Road.

The property comprises of a separate bright and airy reception room, a semi open plan kitchen reception room which leads on to private rear garden. Upstairs there are three double bedrooms and the family bathroom,

The property benefits from having a south facing garden with a large shed, and off street parking for two cars.

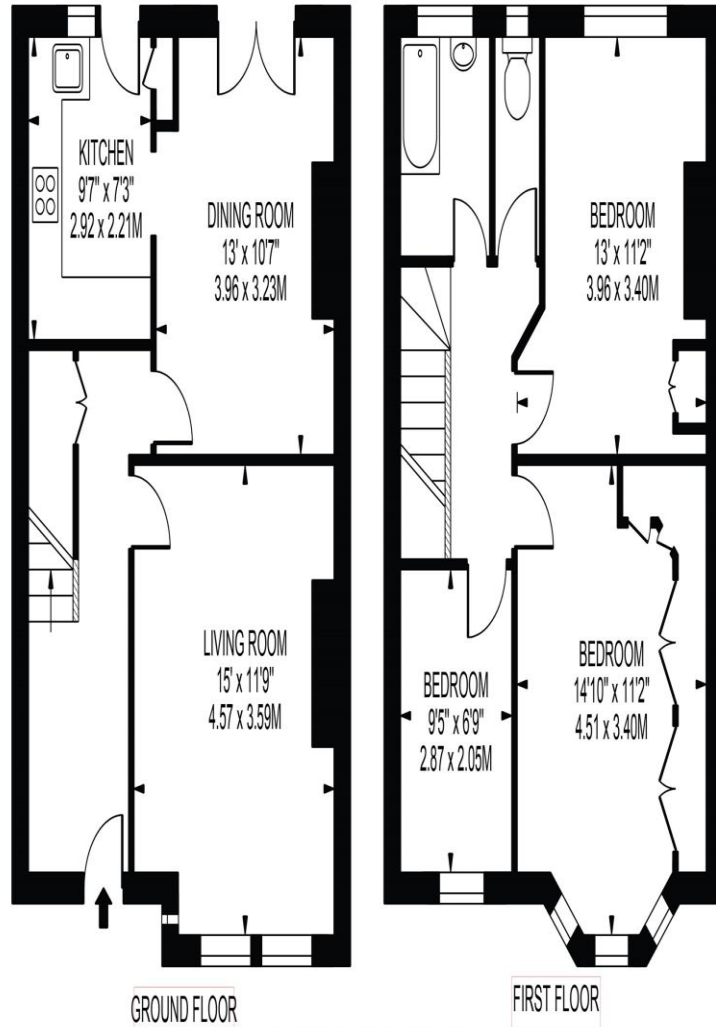
Dahlia Gardens is situated in a sought-after part of Mitcham, offering excellent transport links to central London via Mitcham Junction station and local bus routes. There is also the benefit of Beddington tram stop close by giving you extra chose in transport links. The area is well-served by local schools, parks, shopping centres, and recreational facilities, making it an ideal location for families and commuters. For the avid golfers, Mitcham Golf Club is located close by alongside Mitcham Common.

Viewings are a must to fully appreciate this home, call Barnard Marcus today so we can arrange a viewing before its too late.



DHALIA GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 976 SQ FT - 90.64 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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 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

Dahlia Gardens, Mitcham

- Three bedrooms mid terrace family home
- Popular Uttings house
- Driveway for 2x cars
- South facing garden
- Good decorative order

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

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109536



Property Ref:
MTM109536 - 0003

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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