



Tonstall Road, Mitcham CR4 2LR

welcome to
Tonstall Road, Mitcham

Located on Tonstall Road, Mitcham, this impressive four-bedroom end-of-terrace home combines generous space with everyday convenience and a chain-free sale. Moments from Mitcham town centre for shops and amenities, it's also well placed for transport links toward Wimbledon, Croydon and Central London. The ground floor offers two spacious reception rooms and a well-appointed kitchen with ample storage and worktops. Upstairs are four well-proportioned bedrooms and a family bathroom, providing flexible space for growing families or those needing a home office. Outside, a large rear garden is ideal for play and entertaining, while the driveway parks two cars. Presented in good condition throughout, this is a ready-to-move-into home with scope to personalise in a prime, central location.

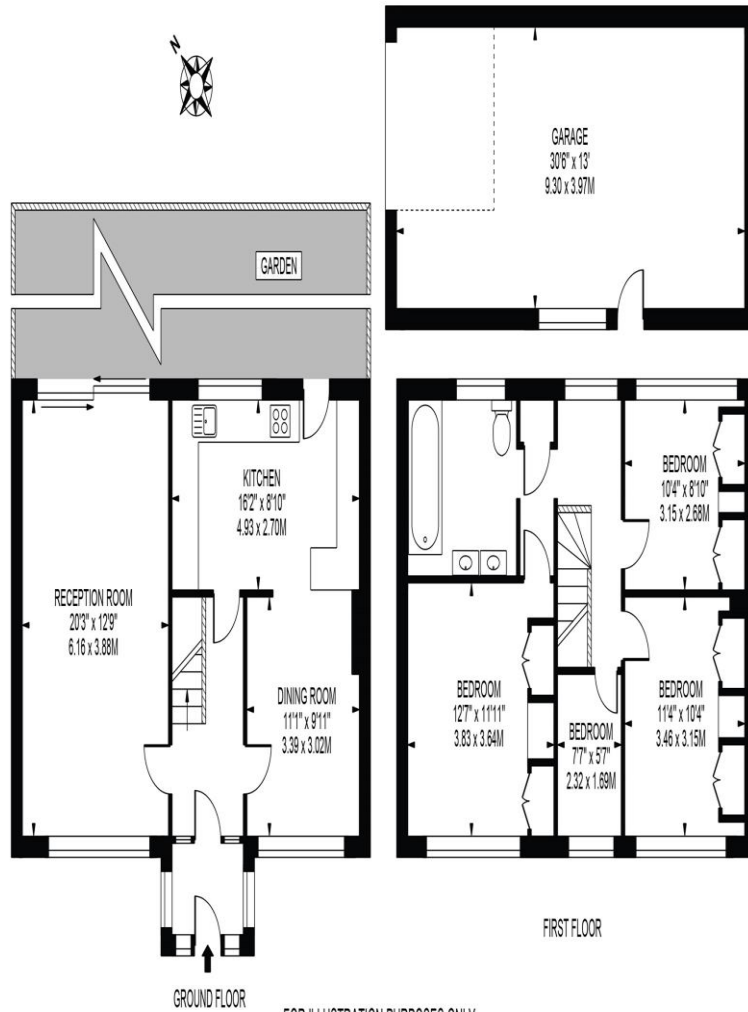


TONSTALL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1230 SQ FT • 114.26 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 397 SQ FT • 36.92 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.



welcome to

Tonstall Road, Mitcham

- Four-bedroom end-of-terrace family home
- Chain free
- Two spacious reception rooms
- Large rear garden
- Driveway for two cars

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

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM107799



Property Ref:
MTM107799 - 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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