



Crusoe Road, Mitcham CR4 3LJ

welcome to

Crusoe Road, Mitcham

Charming 3 Bedroom Bay-Fronted Home in Prime Location Near Tooting Station

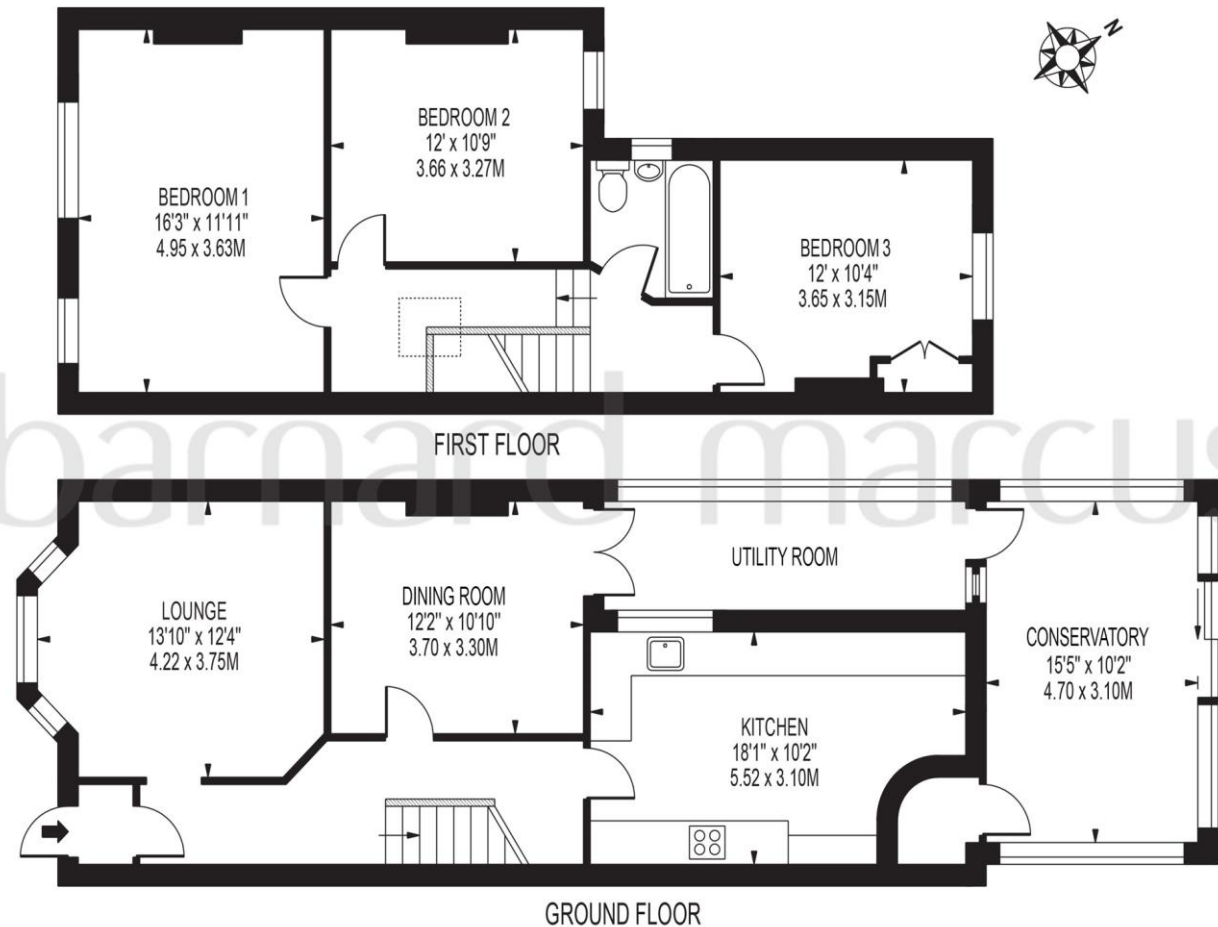
Nestled in a sought-after location just moments from Tooting Mainline Station and the wide open green spaces of Figges Marsh, this delightful three-bedroom, two reception room property offers spacious living with classic charm and modern potential.

This attractive bay-fronted home boasts two generous reception rooms, ideal for both family living and entertaining. The property features three well-sized bedrooms and offers excellent scope for personalisation or future enhancement (STPP). The master bedroom has remote controlled air conditioning. The second bedroom has remote controlled light and ceiling fan. Two generous lofts, loft one has the floorplan of bedroom one and two, loft two has the floorplan on bedroom three. The conservatory has a WC and the bathroom upstairs comes with a jacuzzi bath. The property also benefits from a large utility space and additional under stairs storage. In the garden there is a large electrified outdoor brick shed, with lights and heating, and there is also baring fruit plum and pear trees. With a wealth of local amenities, excellent transport links, like Tooting Broadway and Colliers Wood underground station, as well as a bus stop at the top of the road and popular schools nearby, this home presents an ideal opportunity for families, professionals or investors alike.



CRUSOE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1479 SQ FT - 137.42 SQ M



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.

welcome to

Crusoe Road, Mitcham

- Three spacious bedrooms
- Two bright reception rooms
- Attractive bay-fronted façade
- Prime residential location
- Walking distance to Tooting Mainline Station

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

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109575



Property Ref:
MTM109575 - 0007

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8646 1616



Mitcham@barnardmarcus.co.uk



1 Langdale Parade, Upper Green East,
MITCHAM, Surrey, CR4 2PF



barnardmarcus.co.uk