



barnard marcus

Cambridge Road, Mitcham CR4 1DW

welcome to
Cambridge Road, Mitcham

This three-bedroom end-of-terrace home presents an excellent opportunity for buyers seeking space, convenience, and potential. Perfectly positioned near Mitcham Eastfields Station, the property benefits from superb transport links into Central London and beyond.

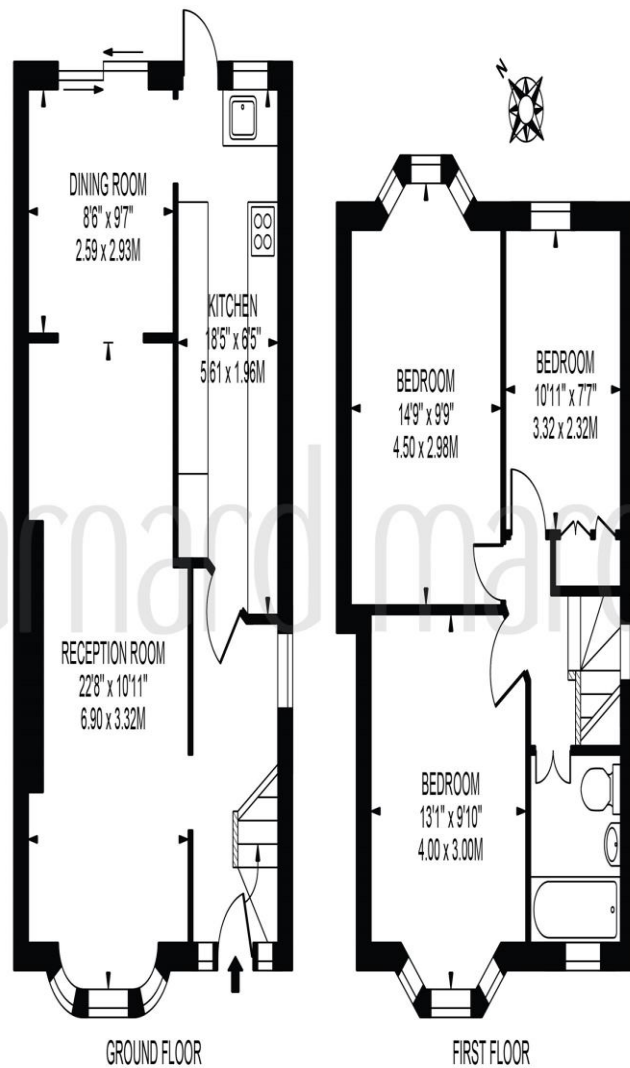
The ground floor boasts a spacious through lounge with a dedicated dining area, creating a versatile living space ideal for family gatherings and entertaining. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

As an end-of-terrace, the home enjoys added privacy and natural light compared to mid-terraced properties. With the right vision, this property has plenty of scope to modernise and personalise, making it an exciting prospect for those looking to create their ideal family home in a sought-after location.



CAMBRIDGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 941 SQ. FT. - 87.39 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

Cambridge Road, Mitcham

- Three-bedroom end-of-terrace house
- Spacious through lounge with dining area
- Family bathroom
- Excellent transport links via Mitcham Eastfields Station
- Close to local shops, schools, and amenities

Tenure: Freehold EPC Rating: D

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/MTM109615



Property Ref:
MTM109615 - 0005

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.



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