



Commonside East, Mitcham CR4 1HB

welcome to

Commonside East, Mitcham

Situated on Commonside East and directly opposite the wide-open green spaces of Mitcham Common, this four-bedroom house offers excellent potential for buyers seeking a spacious family home or a rewarding investment opportunity.

The property features a driveway providing off-street parking for one car, as well as a garage to the rear. Inside, there is generous living space with a good layout that can be enhanced further. While the home would benefit from some TLC and modernisation, it presents a fantastic chance for buyers to remodel to their own taste and unlock its full potential.

With four bedrooms, a family-friendly layout, and a superb location close to Mitcham town centre and local transport links including Mitcham Eastfields, Mitcham Junction, and Colliers Wood stations, this home represents both comfort and convenience. Its position opposite Mitcham Common also offers a unique balance of green space and accessibility, making it an ideal long-term family home or investment project.

Agents note - The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved



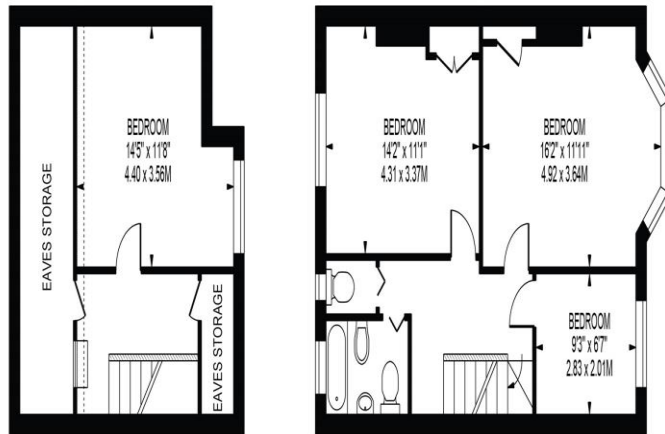
COMMONSIDE EAST

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1700 SQ FT - 157.94 SQ M

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT & EXCLUDING OUTBUILDING)

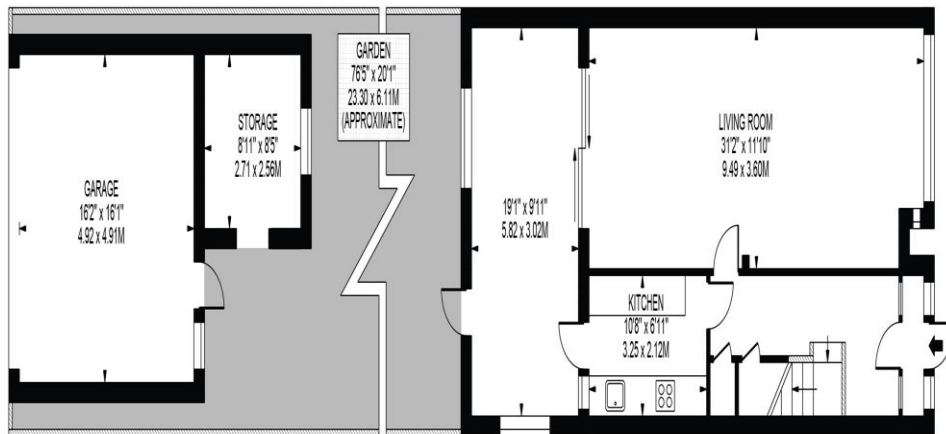
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 133 SQ FT - 12.36 SQ M

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 342 SQ FT - 31.81 SQ M



SECOND FLOOR

FIRST FLOOR



GROUND FLOOR

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

Commonside East, Mitcham

- Four-bedroom house
- Located on Commonside East
- Opposite Mitcham Common
- Driveway with off-street parking for one car
- Garage to the rear

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£580,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109530



Property Ref:
MTM109530 - 0004

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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barnard marcus



020 8646 1616



Mitcham@barnardmarcus.co.uk



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



barnardmarcus.co.uk