



Baker Lane, Mitcham CR4 2LG

welcome to

Baker Lane, Mitcham

Set on a quiet residential road in Mitcham, this attractive four-bedroom end-of-terrace family home offers spacious and versatile accommodation arranged over three floors. The property benefits from a driveway providing off-street parking for two cars and a well-proportioned layout ideal for modern family living.

Upon entering the property, you are greeted by a kitchen situated at the front, followed by a bright and welcoming reception room to the rear which leads directly out to the private garden, creating an ideal setting for entertaining or relaxing. The ground floor also benefits from a convenient downstairs WC.

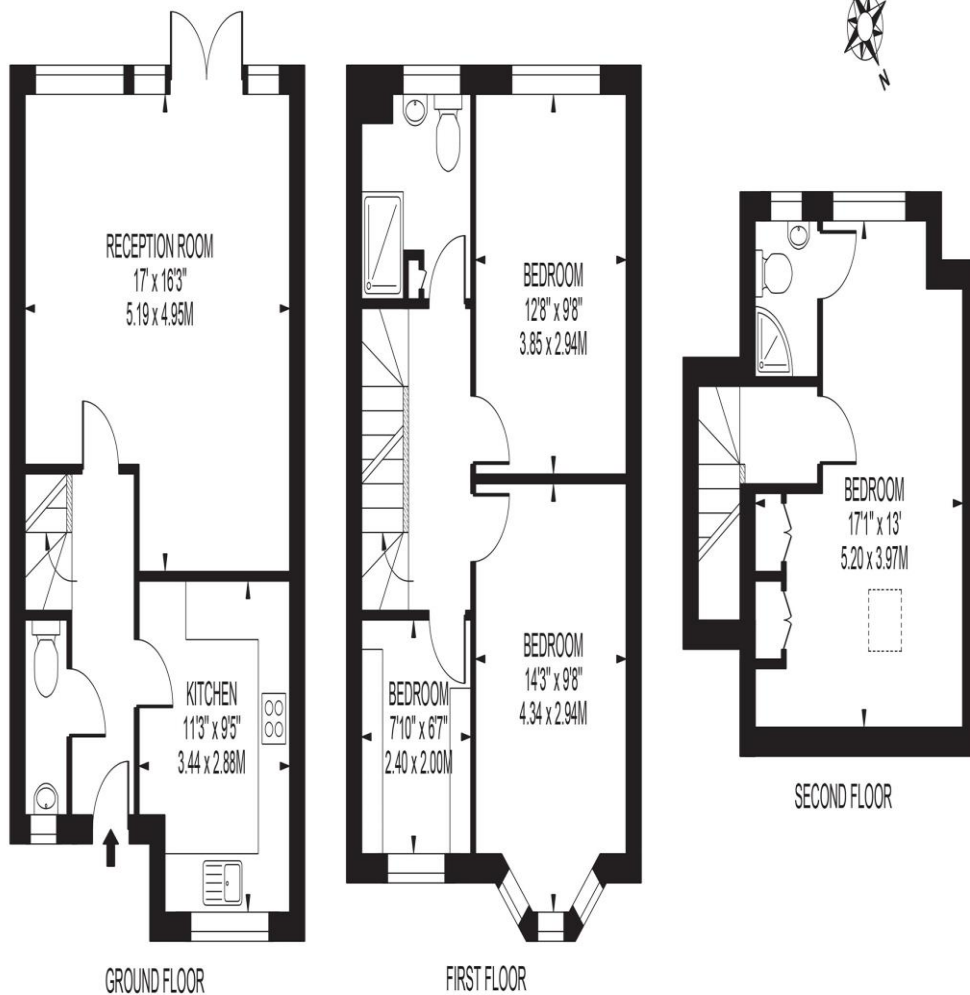
The first floor offers three comfortable bedrooms and a family bathroom, while the loft has been converted to provide a superb fourth bedroom with its own en suite, making it perfect as a main bedroom or guest suite.

Located within easy reach of Mitcham Eastfields station, providing fast links into Central London, and close to local schools, shops and amenities, this property offers a blend of comfort, practicality, and convenience. Offered to the market chain free, it presents an excellent opportunity for families seeking a spacious home in a peaceful and well-connected part of Mitcham.



BAKER LANE, MITCHAM SURREY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1114 SQ FT - 103.47 SQ M



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Baker Lane, Mitcham

- Four-bedroom end-of-terrace family home
- Kitchen located at the front of the property
- Reception room with direct access to the garden
- Downstairs WC
- Three bedrooms on the first floor

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109080



Property Ref:
MTM109080 - 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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