



barnard marcus

Heaton Road, Mitcham CR4 2BU

welcome to

Heaton Road, Mitcham

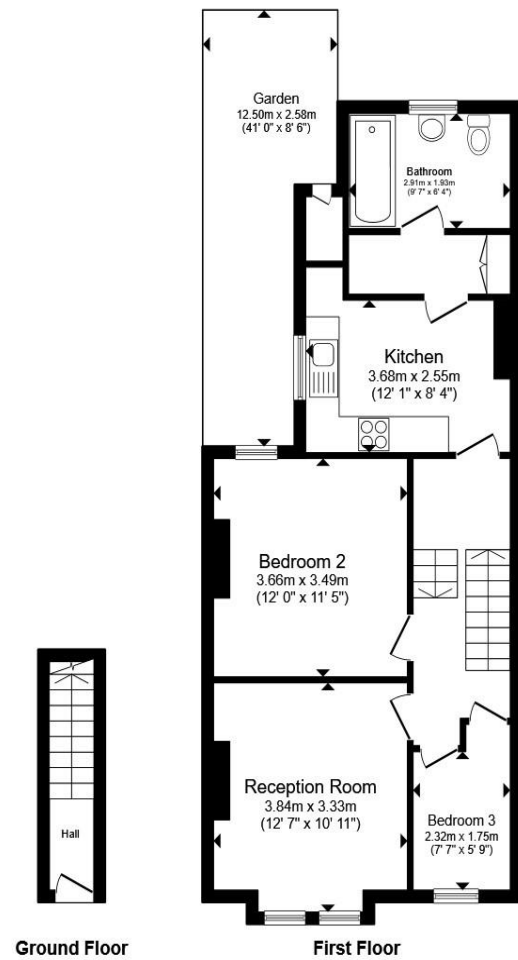
This well-presented two-bedroom ground floor property offers comfortable and practical living, ideally located close to local shops, amenities and excellent transport links. Presented in good decorative order throughout and offered to the market with no onward chain, the property would make an ideal purchase for first-time buyers, downsizers or investors.

The accommodation comprises a bright and welcoming reception room, providing a pleasant space for relaxing or entertaining. The kitchen is well arranged with ample storage and worktop space, while both bedrooms are well proportioned and finished to a good standard. A modern bathroom completes the internal layout.

Externally, the property benefits from a share of the garden, offering valuable outdoor space rarely found with properties of this type. The long lease further enhances its appeal, providing peace of mind for prospective buyers.

The location is particularly convenient, with a variety of local shops and everyday amenities nearby. Tooting Mainline Station is within close proximity, providing excellent connections into Central London and beyond.





Total floor area 62.6 m² (674 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Two-bedroom ground floor property
- No onward chain
- Good decorative order throughout
- Bright reception room
- Well-arranged kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109784



Property Ref:
MTM109784 - 0003

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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