



barnard marcus

Mitcham Road, Croydon CR0 3AF

welcome to

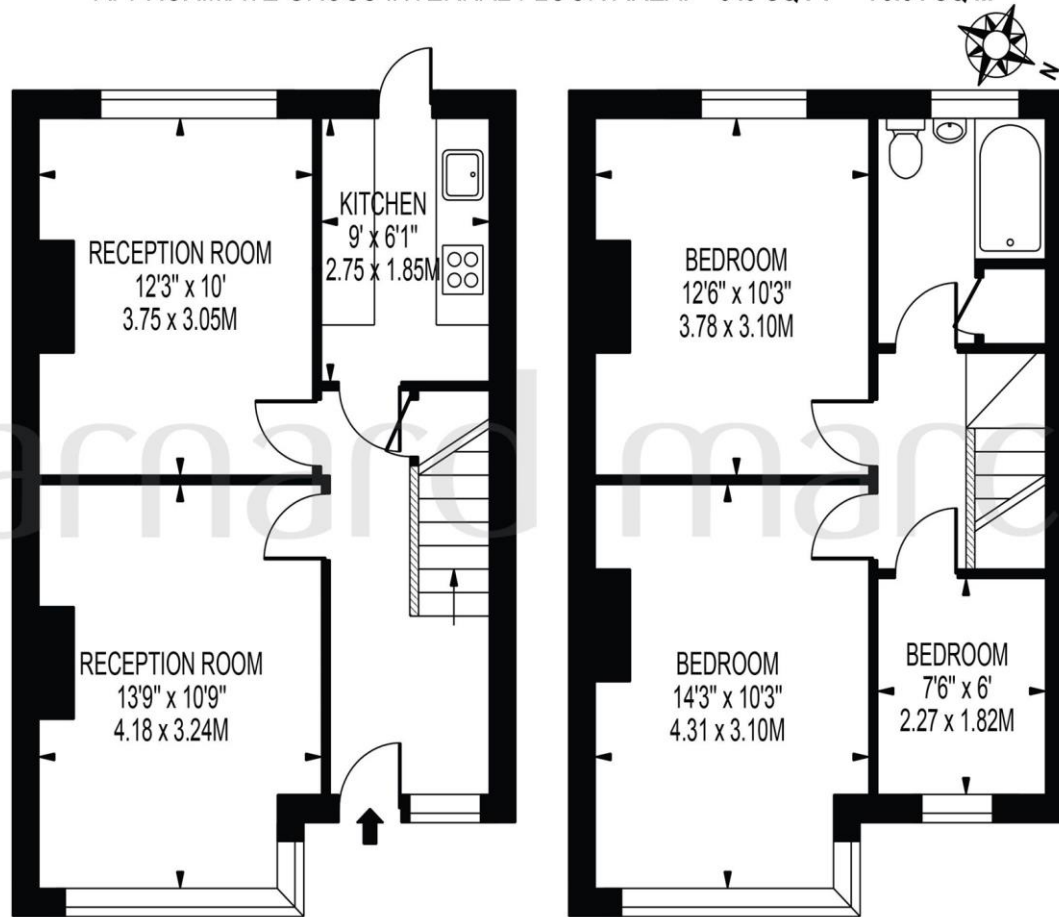
Mitcham Road, Croydon

This fantastic property has been loved and cared for many years by its current owner, well presented throughout to a neutral, modern and tasteful standard with some lovely features. This fantastic property has ample storage, a neutral, modern decor with some lovely features. Comprising of three bedrooms and bathroom on the first floor and loft access. On the ground floor, bright formal lounge, dining room, kitchen and well-manicured private garden with mature shrubbery and shed. There is an additional benefit of the property being end of terrace with side access to the garden. Within walking distance of Therapia Lane tram, bus links, schools and amenities. An internal viewing is highly recommended as this is a property anyone would be proud to own, and to fully appreciate what this fabulous property has to offer!



MITCHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 849 SQ FT - 78.84 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

Mitcham Road, Croydon

- 3 bedrooms
- Upstairs family bathroom
- Close to transport links
- End of terrace
- Garden

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113735



Property Ref:
THH113735 - 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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