



Stanley Road, Mitcham CR4 2BH

welcome to

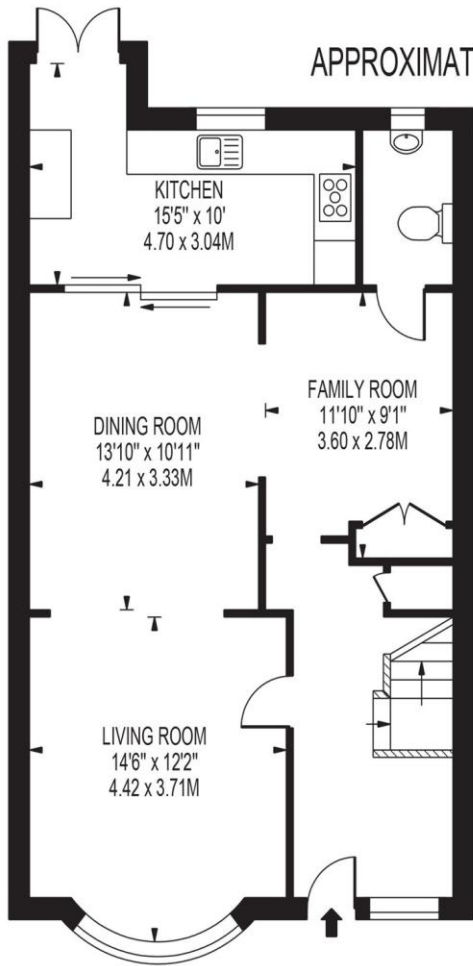
Stanley Road, Mitcham

Stanley Road is a quiet residential road located moments from the wide open spaces of Figges Marsh. London Road offers a variety of amenities and Tooting over ground (Thameslink) offers frequent access into and out of The City. Located on a quiet residential road in the heart of North Mitcham, we have a spacious Edwardian 4 bedroom Mid terrace family house. The property boasts a well-balanced accommodation with entrance hall, spacious through lounge with an extended fully fitted kitchen and a downstairs bathroom. First floor features two well-proportioned double bedrooms, large single rooms and a stunning family bathroom on the second floor we have stunning large bedroom with en suite. The property is completed by a beautifully presented rear garden. The house is approx. 6 mins walk from Tooting station and a short stroll into Tooting with many shops, bars and restaurants to explore. A great opportunity within this house is that there is potential to add a significant amount of space by extending the property. This should provide a new owner with the ability to stay in the house for longer, save on future moving costs and create a space that is tailored to their specific style and tastes

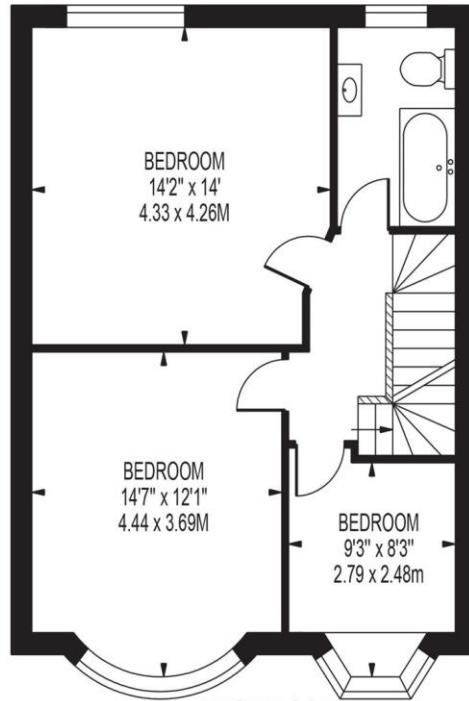


STANLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1620 SQ FT - 150.53 SQ M

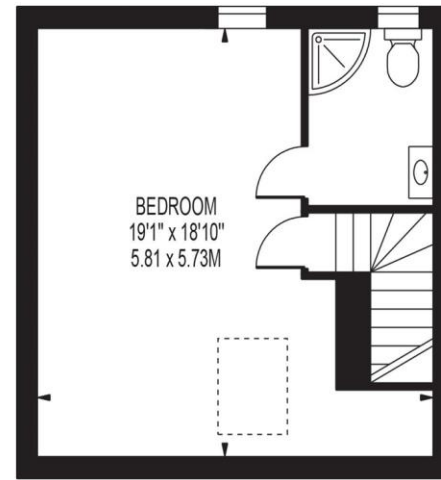


GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY



SECOND FLOOR

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

Stanley Road, Mitcham

- 4 bedrooms
- 3 bathrooms
- Freehold
- Close to Transport links
- Very good condition

Tenure: Freehold EPC Rating: C

offers in excess of

£700,000



view this property online barnardmarcus.co.uk/Property/TTG108237

Please note the marker reflects the postcode not the actual property



Property Ref:
TTG108237 - 0006

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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