



Woodland Way, Mitcham CR4 2DY



Welcome to **Woodland Way, Mitcham**

A 3 double bedroom mid terrace house, with modern family bathroom, downstairs W.C., eat-in kitchen, two large reception rooms, rear garden and long driveway, on Woodland Way.

This stunning property is in excellent decorative order throughout and offers lots of space ideal for families or sharers alike. Upon entrance you notice the large, paved driveway which has space for two cars. Leading inside there is a generous lounge and second reception room currently being used as the fourth double bedroom for the house and has double doors leading out the rear garden. The modern kitchen is fully fitted in neutral colours and offers generous dining space and W.C.

Leading upstairs there are three double bedrooms and a modern family bathroom. There is potential to extend into the loft and the rear of the property subject to usual permissions. There is access to the rear of the property via a private back alley which is secured by a locked gate for residence access.

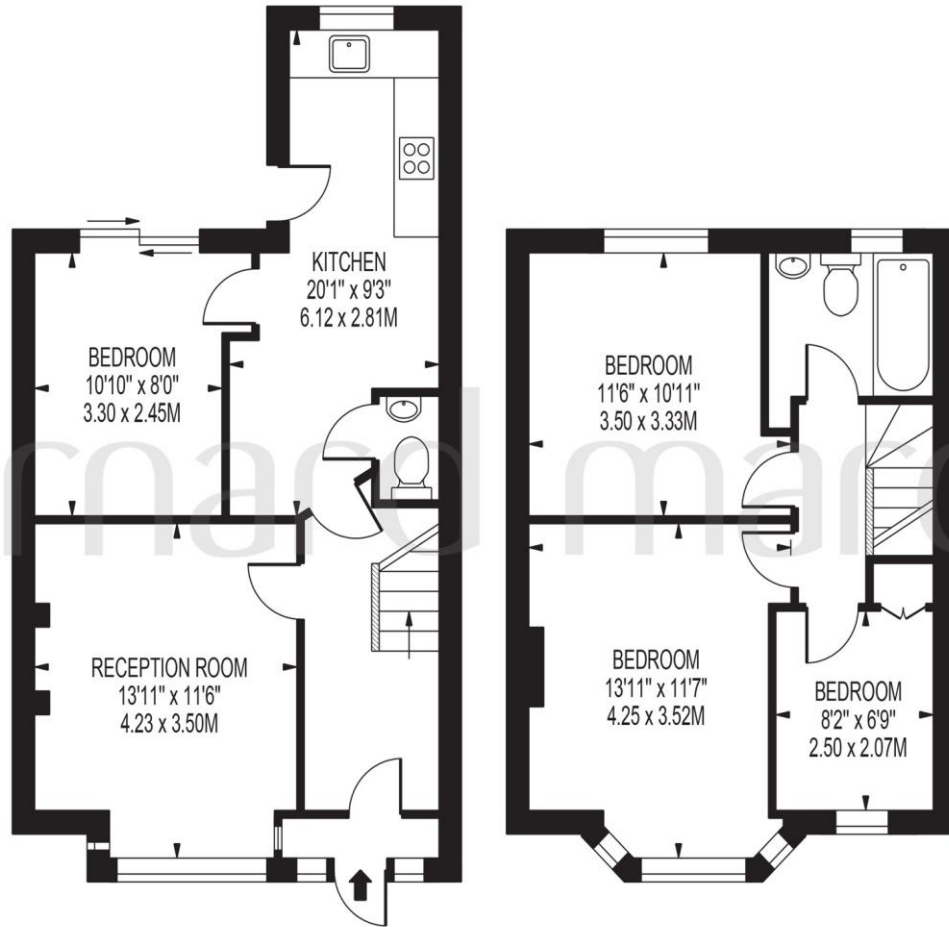
An additional benefit is this property being offered to the market without an onward chain.

Viewings advised as early as possible to avoid disappointment.



WOODLAND WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 916 SQ FT - 85.12 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

Woodland Way, Mitcham

- 3-bedroom mid terrace house
- Large driveway for off street parking
- Double bay fronted.
- Two large reception rooms on the ground floor
- Private garden

Tenure: Freehold EPC Rating: C

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108607



Property Ref:
TTG108607 - 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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