



**Ashbourne Road, Mitcham CR4 2DQ**

## ***Welcome to*** **Ashbourne Road, Mitcham**

A fantastic opportunity to purchase this stunning end of terrace house boasting three bedrooms, family bathroom, eat-in kitchen/dining room, separate sunny reception room overlooking the private garden with a separate W.C. on the ground floor and sizeable front garden. This property is in impeccable condition throughout, modernised to a high standard featuring wooden flooring throughout the ground floor, fully fitted kitchen and bathroom. This is an ideal first home or investment property requiring no works to be done.

Offered to the market without chain!!!

Upon arrival you notice the pretty front garden occupying the corner plot on the road. On the ground floor is a generous kitchen/dining room which opens into the rear lounge via glass French doors. The garden itself has a large storage shed in place.

On the first floor there are two generous double bedrooms, a single bedroom and family bathroom. An additional benefit here is the floods of natural light pouring through the property.

This property is well located in a quiet residential road, within a short distance to Tooting Main Line Rail station with excellent connections in and out of London.



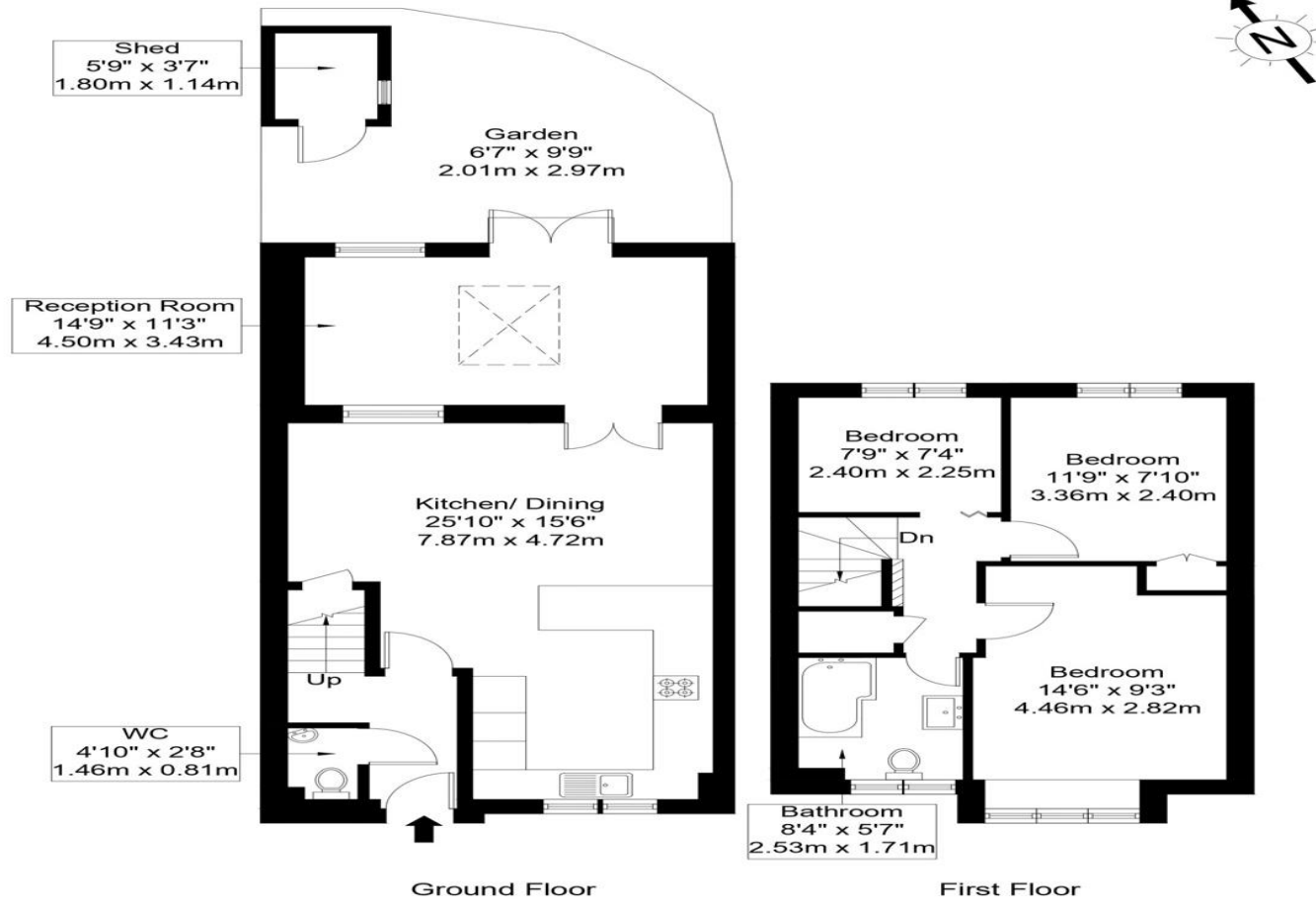


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Approx Gross Internal Area = 90.47 sq m / 973 sq ft

Shed = 2.05 sq m / 22 sq ft

Total = 92.52 sq m / 995 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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**Welcome to**

## **Ashbourne Road, Mitcham**

- 3 bedrooms
- End-terrace house
- Modern decor throughout
- Private front and back garden
- Chain free!!

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £650,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG108794](https://barnardmarcus.co.uk/Property/TTG108794)



Property Ref:  
TTG108794 - 0005

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