

3 Bedroom Town House for Sale - £430,000

Lindsey Close, Pollards Hill, Mitcham, Surrey, CR4 1XQ



KEY FEATURES:

- FREEHOLD TOWNHOUSE • INTEGRAL GARDEN • THREE BEDROOMS • BALCONY • GAS CENTRAL HEATING • PRIVATE GARDEN

Description

A three-bedroom mid of terrace family townhouse home located within easy access to local amenities and transport links. Accommodation comprises of w/c and kitchen to ground floor, bedroom and living room with a balcony to first floor with a further two bedrooms and bathroom to second floor. This property further benefits from a garage, private balcony and garden. Perfect purchase for first time buyers and investors alike who are looking for a property ready to move straight in to.

Entrance Porch:

Radiator, stairs to first floor, door to garage, storage cupboard, stairs to first floor, door leading to W/C, wash hand basin.

Kitchen/diner; 13' 9" x 11' 10" (4.20m x 3.60m)

Tiled flooring, radiator, wall and base level units, oven and gas hob with extractor hood, tiled splash backs, stainless steel sink and drainer, space for washing machine, space for dishwasher, space for fridge/freezer and double-glazed door to rear garden.

First Floor Landing:

Fitted carpet, storage cupboard, stairs to second floor, doors to:

Reception/balcony 13' 9" x 11' 8" (4.20m x 3.56m)

Radiator, double door to front aspect leading to balcony.

Bedroom One; 13' 5" x 11' 10" (4.10m x 3.60m)

Radiator, built in wardrobes, double glazed window to rear aspect.

Second Floor Landing:

Storage cupboard, doors leading to;

Bathroom:

Radiator, bath with shower attachment, low level flush w/c, wash hand basin.

Bedroom Two: 13' 5" x 11' 6" (4.10m x 3.50m)

Radiator, double glazed window to rear aspect.

Bedroom Three: 11' 6" x 7' 7" (3.50m x 2.30m)

Radiator, double glazed window to front aspect.

Garden;

Patio area, fenced boundaries.

Location

The property is ideally located in a quiet residential complex giving you easy access to Mitcham, Thornton Heath and Norbury. In addition, the property benefits from being within close proximity to local shops and bus stops which provide easy access to Colliers Wood Underground Station and Mitcham Eastfield's Train Station. The local buses give you easy access to Mitcham, Purley, Streatham, and Croydon. We have a choice of train stations nearby in Norbury, Streatham Common, & Mitcham Eastfield's, giving you access to Southern & Thameslink services. We also have a choice of doctors' surgeries, with the nearest. There are a lot of great amenities, including local shops, a library, and a community centre with activities for all age groups.

Important note to potential purchasers & tenants:

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 will be no delay in agreeing the sale. We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please check, especially if you are travelling some distance to view. Potential purchasers Fixtures and fittings other than mentioned are to be agreed with the seller.



Floorplan(s)

Lindsey Close

Approximate Gross Internal Area
1232 sq ft / 114.47 sq m



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION