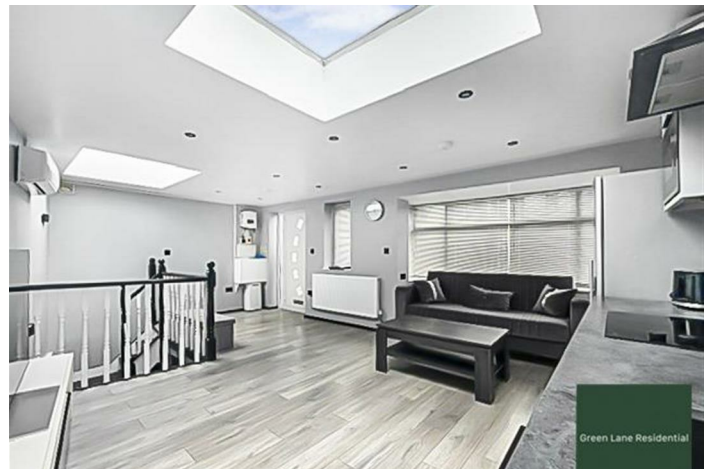


FREEHOLD



House (EPC Rating: B)

17 LEWIS ROAD, MITCHAM, CR4 3DF

Guide price

£260,000

Green Lane Residential

Your personal estate agents with over 50 years experience



B

1 Bedroom House located in Mitcham

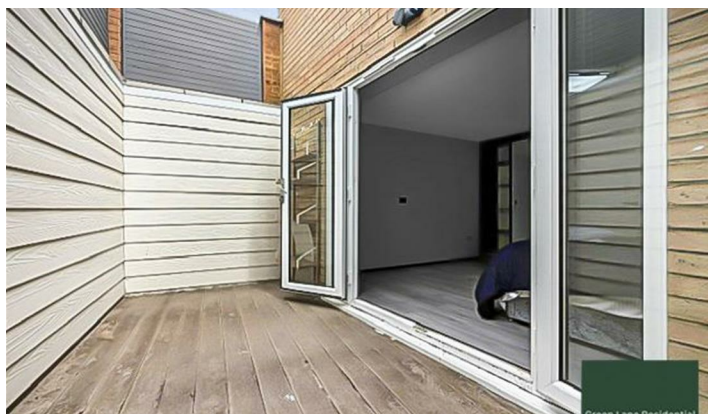
Green Lane Residential are delighted to introduce this exceptional freehold property, offering a rare opportunity to own a contemporary architectural home in the sought-after Lavender Fields area of Mitcham, within the London Borough of Merton.

Designed with individuality and modern living in mind, this impressive residence is arranged over two floors, with one level cleverly positioned within the lower ground floor to create a distinctive and versatile living environment rarely found at this price point. Combining the benefits of freehold ownership with a price comparable to many local flats, this unique home represents outstanding value for buyers seeking something genuinely different.

Built approximately three years ago, the property combines contemporary design with practical functionality, offering thoughtfully arranged accommodation with well-proportioned living spaces. The lower-ground floor has been cleverly designed to maximise space and usability, creating a comfortable and versatile home suited to a variety of lifestyles.

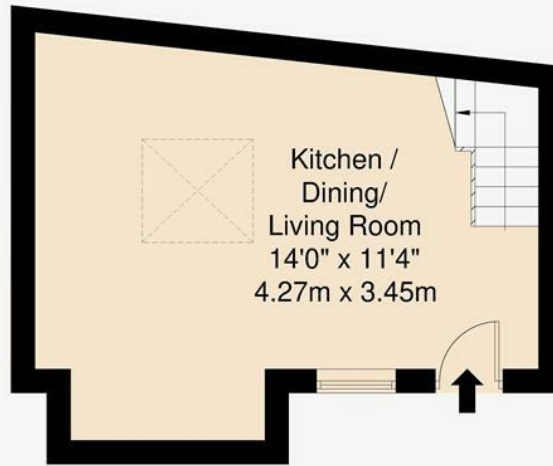
The lower-ground-floor bedroom provides a peaceful and private retreat, with direct access to the private courtyard garden, creating a seamless connection between indoor and outdoor living. The property also benefits from a dedicated cycle store, adding further practicality and convenience for modern day living.

The property enjoys excellent transport connections and convenient access to local amenities. Phipps Bridge and Belgrave Walk tram stops are both approximately a 10-minute walk away, while Colliers Wood Underground station is also within easy reach, providing straightforward access across London. The surrounding area offers a range of everyday amenities, including nearby shops and supermarkets, while residents can enjoy the open green spaces of Mitcham Common.

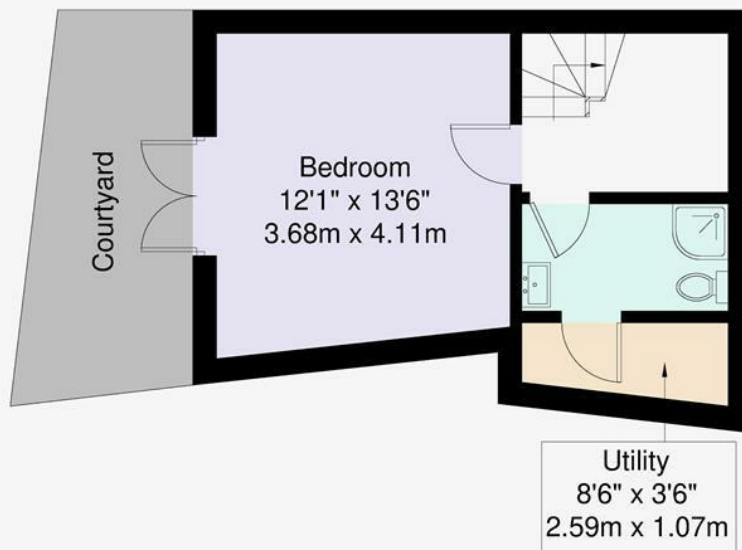


Lewis Road, Mitcham, CR4 3DF

Approximate Gross Internal Area = 53.8 sq m / 579 sq ft



Ground Floor



Lower Ground Floor

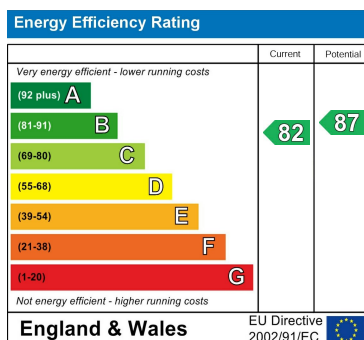
For Illustration Purposes Only - Not To Scale

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, 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.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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