



barnard marcus

Belgrave Road, Mitcham CR4 3PS



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Belgrave Road, Mitcham

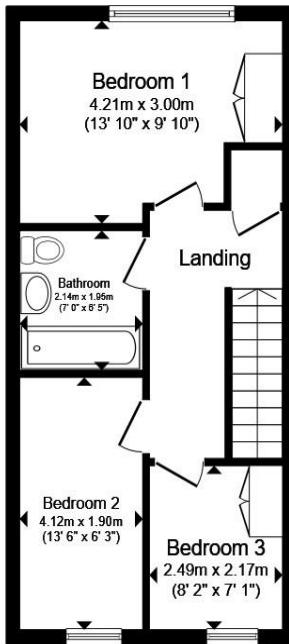
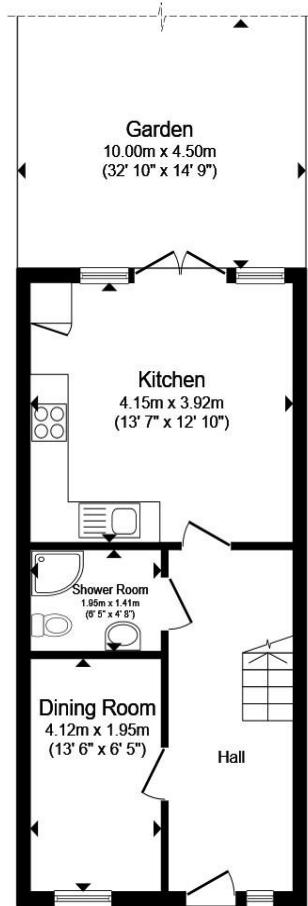
This well-presented three-bedroom mid-terraced family home offers spacious and versatile accommodation, ideally positioned within walking distance of local shops, amenities and Colliers Wood Underground Station. Presented in good decorative order throughout and offered to the market with no onward chain, the property is well suited to families, first-time buyers and investors alike.

The ground floor comprises two well-proportioned reception rooms, providing flexible living and dining space ideal for both everyday family life and entertaining. The kitchen is thoughtfully arranged with ample storage and worktop space, offering direct access to the rear of the property.

Upstairs, the home offers three generously sized bedrooms along with a family bathroom, creating comfortable accommodation for a growing family. The layout is practical and well balanced, with good natural light throughout.

Externally, the property benefits from off-street parking to the front, while its convenient location places it close to a variety of local shops, amenities and transport links. The nearby Northern Line provides easy access into Central London, making this an excellent choice for commuters.





Total floor area 80.1 m² (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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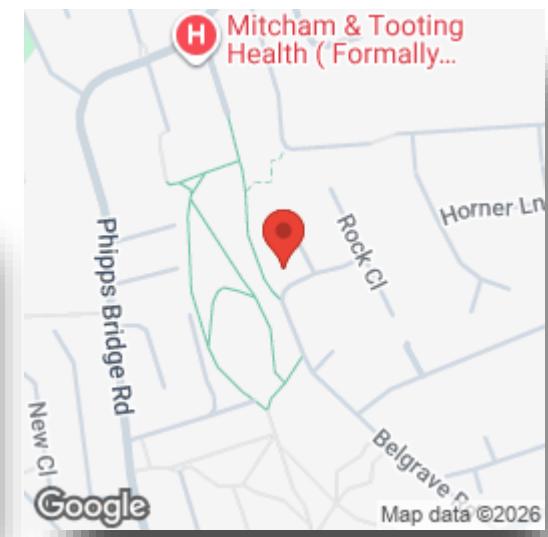
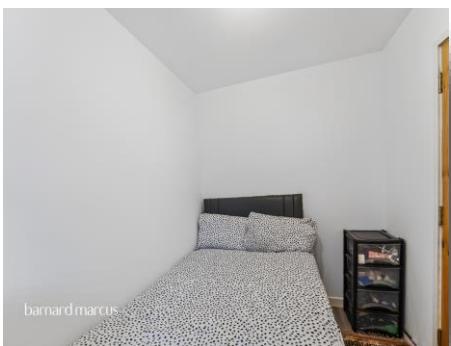
Belgrave Road, Mitcham

- Three-bedroom mid-terraced family home
- No onward chain
- Good decorative order throughout
- Two spacious reception rooms
- Well-arranged kitchen

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£475,000



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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.



Property Ref:
MTM109826 - 0002

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



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