



Hadley Road, Mitcham CR4 1NW

welcome to

Hadley Road, Mitcham

Located on the ever-popular Hadley Road in Mitcham, this three/four-bedroom terraced house is presented in good order throughout and offers versatile living space, ideal for families. The property features a block-paved frontage providing kerb appeal and convenience, alongside a spacious living room and an open-plan kitchen/dining area at the heart of the home - perfect for entertaining and modern family life.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, with the additional benefit of a flexible fourth bedroom or study, depending on requirements. To the rear, a private garden provides excellent outdoor space, complemented by a large garage offering secure parking or storage.

The property enjoys a superb location close to local amenities, excellent transport links including Mitcham Eastfields, Mitcham Junction, Colliers Wood, and Tooting Broadway stations, and is also within walking distance of wide open green spaces. This makes it a highly desirable purchase for both families and commuters alike.



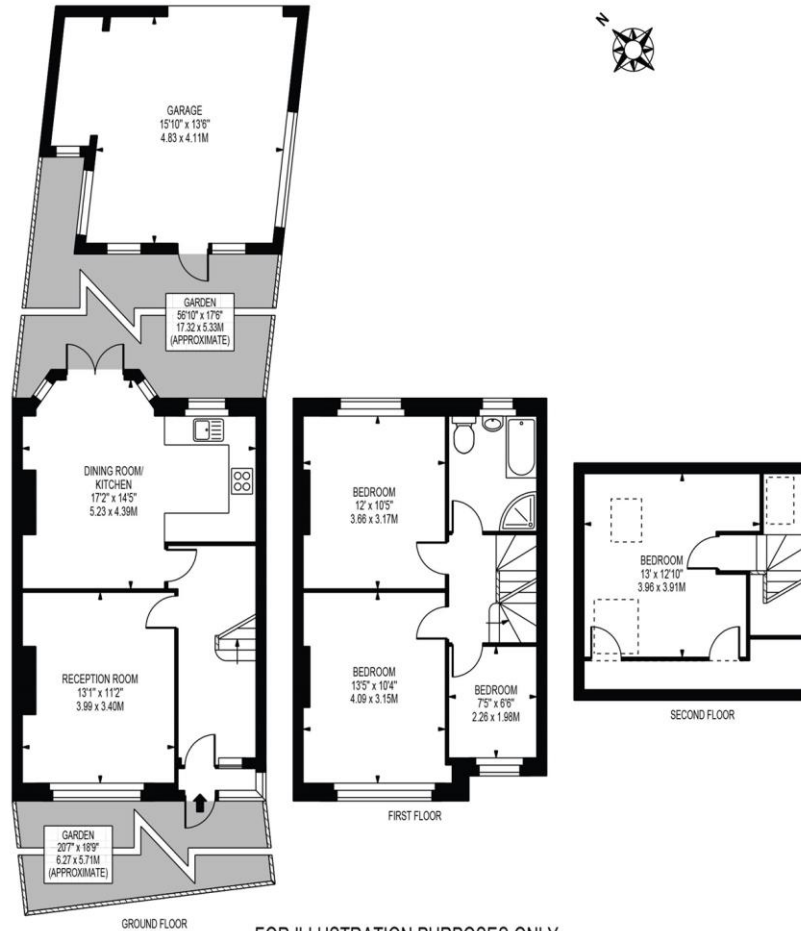
HADLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1135 SQ FT - 105.45 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 39 SQ FT - 3.62 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 249 SQ FT - 23.13 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.

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Hadley Road, Mitcham

- Three/four-bedroom terraced house
- Block-paved frontage
- Spacious living room
- Open-plan kitchen/dining area
- Family bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109560



Property Ref:
MTM109560 - 0003

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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barnard marcus



020 8646 1616



Mitcham@barnardmarcus.co.uk



1 Langdale Parade, Upper Green East,
MITCHAM, Surrey, CR4 2PF



barnardmarcus.co.uk