



**Church Road, Mitcham CR4 3BE**

**welcome to**  
**Church Road, Mitcham**

This spacious and well-presented one-bedroom ground floor maisonette offers more room than your average one-bedroom home, combining generous proportions with a convenient and sought-after location. Situated close to Mitcham Town Centre and within walking distance to Colliers Wood Tube Station, the property provides excellent access to local amenities, transport links and everyday conveniences.

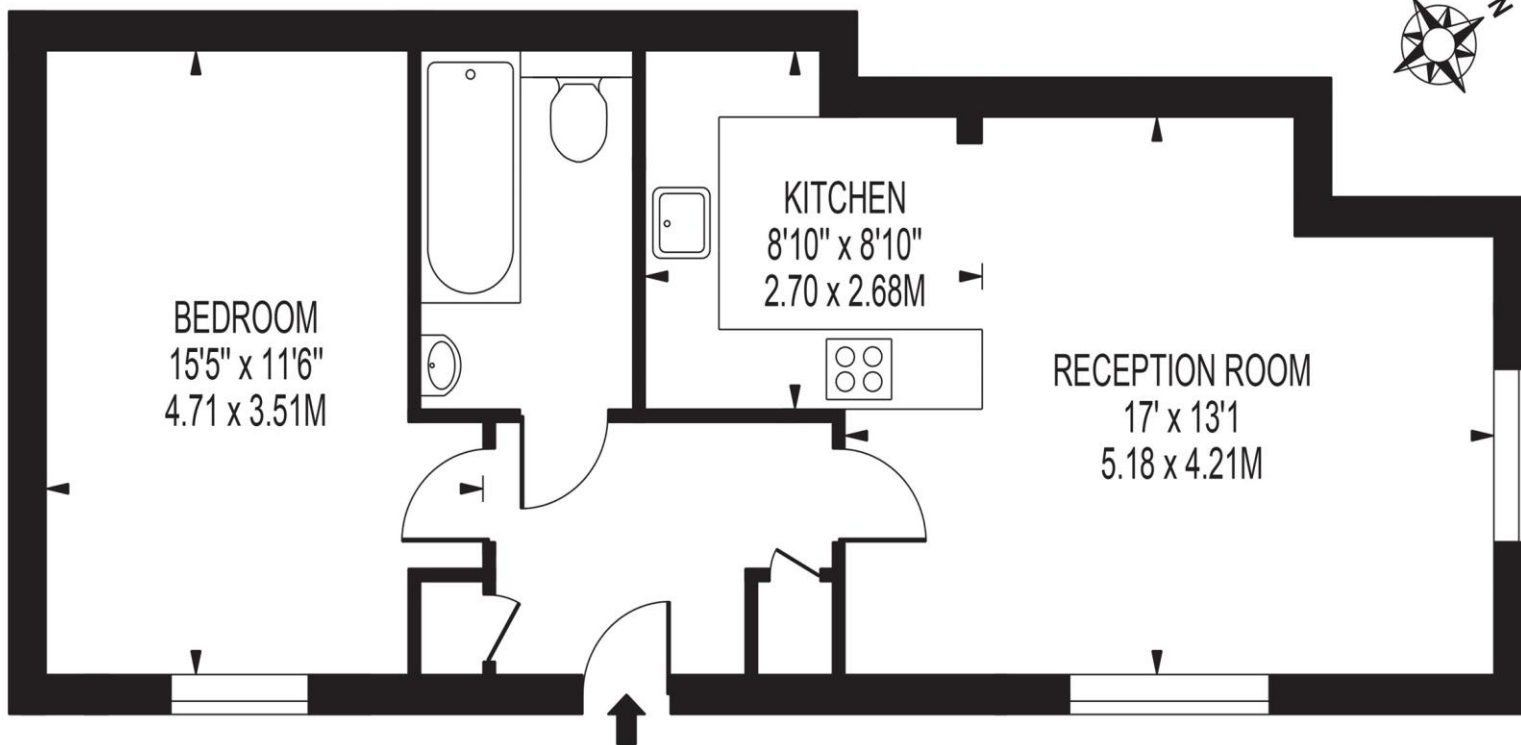
The accommodation is bright and airy throughout, featuring a welcoming reception room, a good-sized double bedroom, a modern fitted kitchen and a well-maintained bathroom. The property is presented in good decorative order, allowing any buyer to move straight in and enjoy the space on offer.

Further benefits include off-street parking, a private entrance, and easy access to a range of shops, restaurants, parks and bus routes connecting to Wimbledon, Sutton and Central London. Ideal for first-time buyers or investors looking for a well-located and spacious property.



# CHURCH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 542 SQ FT - 50.38 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.

welcome to

## Church Road, Mitcham

- Spacious ground floor one-bedroom maisonette
- Larger than average layout
- Good decorative order throughout
- Bright reception room and fitted kitchen
- Private entrance

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2496.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Mar 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£250,000**



**view this property online** [barnardmarcus.co.uk/Property/MTM109511](https://barnardmarcus.co.uk/Property/MTM109511)



Property Ref:  
MTM109511 - 0005

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.

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.



barnard marcus



**020 8646 1616**



[Mitcham@barnardmarcus.co.uk](mailto:Mitcham@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**

Please note the marker reflects the  
postcode not the actual property