



barnard marcus

Heaton Road, Mitcham CR4 2BU

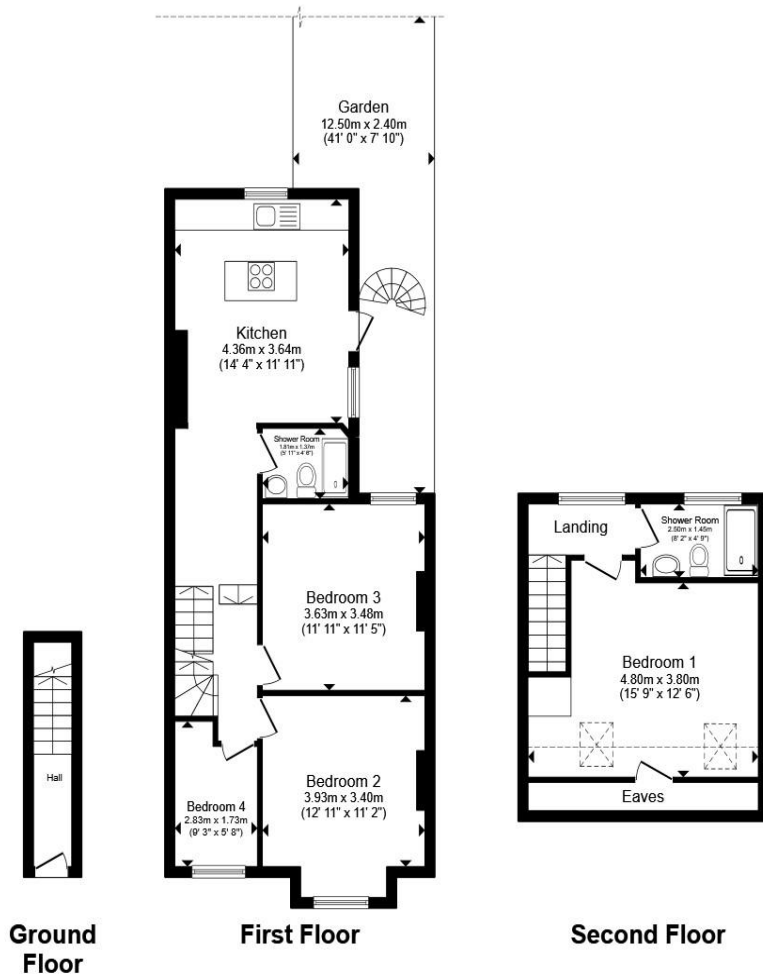


welcome to
Heaton Road, Mitcham

This split level maisonette is situated on a favoured residential road within close proximity of local shops and amenities in Tooting. The property comprises of hallway to first floor, spacious modern kitchen diner with centre island and door to private rear garden. There is a second reception room or additional bedroom, good size reception room, shower room and further single bedroom. Stairs to the second floor which offers the main bedroom and separate moder shower room.

The home is presented to the market chain free so an ideal first property purchase.





Total floor area 111.4 m² (1,199 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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- Three bedrooms
- Spacious modern kitchen
- Two shower rooms
- Private rear garden
- Chain free

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£530,000



view this property online [barnardmarcus.co.uk/Property/MTM109961](https://www.barnardmarcus.co.uk/Property/MTM109961)



Property Ref:
MTM109961 - 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.

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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020 8646 1616



Mitcham@barnardmarcus.co.uk



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



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