UNDER OFFER



Edgehill Road, Mitcham
Asking Price Of £500,000

MARTIN&CO

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- **The House with Potential**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Full Renovation Required**
- **No Chain**

THREE-BEDROOM HOUSE IN NEED OF MODERNISATION – NO CHAIN A spacious three-bedroom mid-terraced house requiring full modernisation, just a 10-minute walk from Eastfields Station. Featuring

Offering an exciting opportunity for buyers looking to create their ideal home, this three-bedroom mid-terraced house is in need of full modernisation and is situated in a popular residential location just a 10-minute walk from Eastfields Station.

The property offers well-proportioned accommodation throughout, including an entrance hall, two generous reception rooms providing flexible living space, and a separate kitchen with scope for redesign and extension (subject to the necessary consents). Upstairs, there are three bedrooms and a family bathroom with separate WC.

To the front, there is potential to create off-street parking,







subject to obtaining the relevant planning consent.

Conveniently located close to local schools, shops, parks, and transport links, with Eastfields Station providing direct services into Central London, this property represents an ideal purchase for developers, investors, or buyers looking for a renovation project.

Offered to the market with no onward chain, this is a fantastic opportunity to add value and create a superb family home.

Call us today to arrange your viewing.

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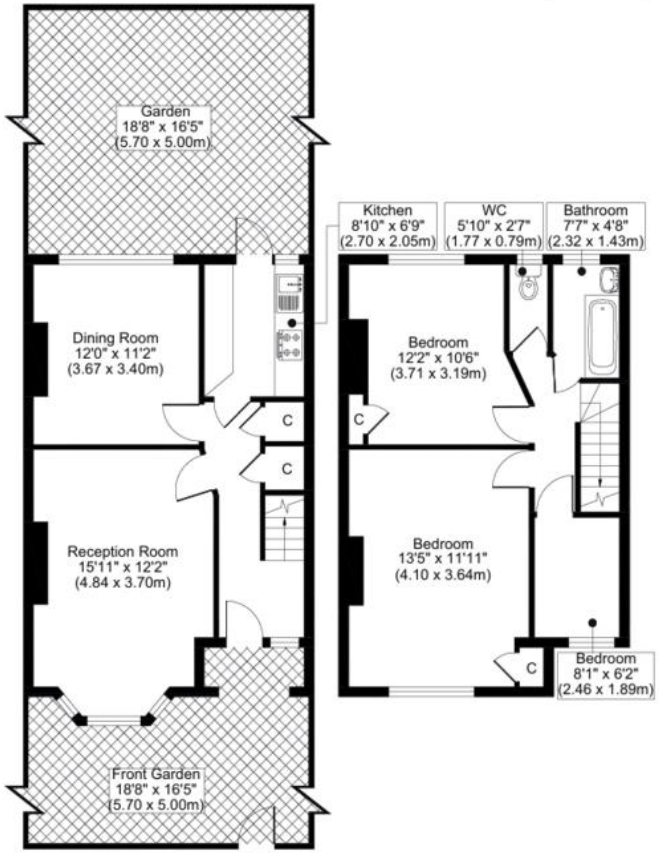






EDGEHILL ROAD, MITCHAM, CR4

TOTAL APPROX FLOOR PLAN AREA 999 SQ.FT (93 SQ.M)



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YO REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written con and availability of your funds in order that our client may make an informed decision

The Property Ombudsman