



barnard marcus

New Barns Avenue, Mitcham CR4 1LJ



welcome to

New Barns Avenue, Mitcham

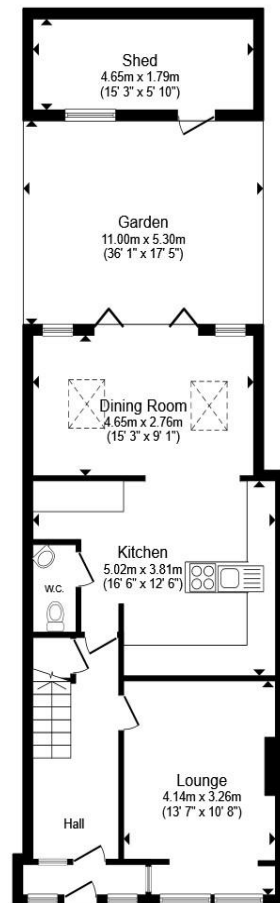
Situated on the well-regarded New Barns Avenue in Mitcham, this well-presented three-bedroom terraced home offers bright and versatile accommodation arranged over two floors, making it an excellent choice for families and first-time buyers alike.

The ground floor comprises a welcoming entrance hall leading to a front reception room, providing a comfortable and flexible living space. To the rear, the property opens into a modern open-plan kitchen and dining area, finished with contemporary units, integrated appliances, ample worktop space, and a central island. Skylights and large rear glazing allow plenty of natural light to flow through the space, while bi-fold doors open directly onto the garden, creating an ideal setting for entertaining and family living. A convenient ground-floor WC completes this level.

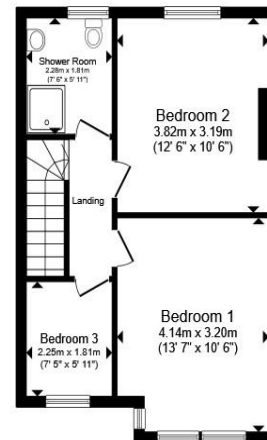
The first floor offers three well-proportioned bedrooms, including a generous main bedroom and two further rooms suitable for family members, guests, or home-working. These are served by a stylish and modern shower room featuring contemporary tiling and fittings.

Externally, the property benefits from a substantial rear garden with a mix of patio and artificial lawn, providing a low-maintenance outdoor space. A large outbuilding to the rear offers excellent storage or potential for use as a home office or gym (subject to the usual consents). To the front, the property also features off-street parking, adding further everyday practicality.





Ground Floor



First Floor

Total floor area 103.0 m² (1,109 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

welcome to

New Barns Avenue, Mitcham

- Three-bedroom terraced house
- Located on New Barns Avenue, Mitcham
- Open-plan kitchen and dining space with island
- Rear extension with skylights and bi-fold doors
- Separate front reception room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£525,000



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Property Ref:
MTM109940 - 0002

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Please note the marker reflects the
postcode not the actual property