



barnard marcus

Tynemouth Road, Mitcham CR4 2BN

**Welcome to
Tynemouth Road, Mitcham**

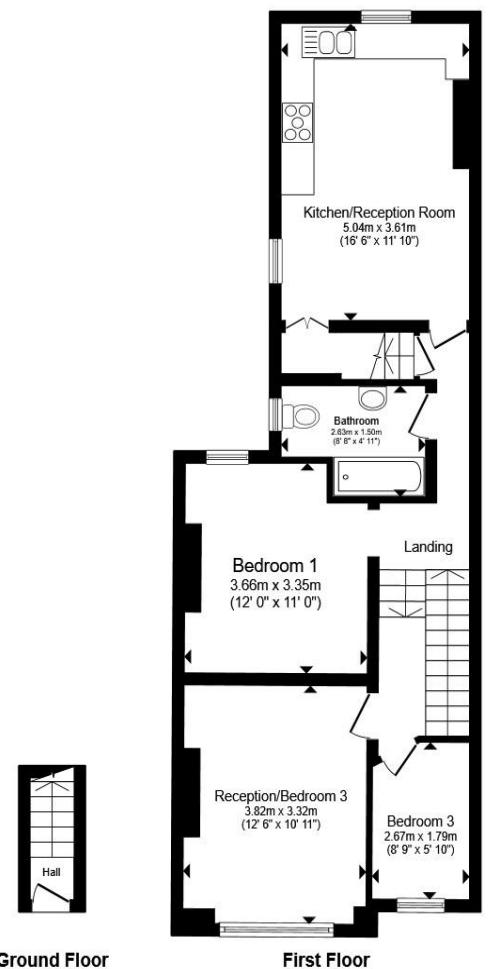
A charming three-bedroom upper floor maisonette forming part of an attractive period property, offering spacious and characterful accommodation arranged over the first floor. The home provides a flexible living space ideal for modern lifestyles with a large front room and smaller single bedroom, a generous master bedroom, family bathroom and very spacious open plan lounge/kitchen.

The property benefits from ownership of the freehold, offering long term security and independence, and enjoys the advantage of a private garden, perfect for outdoor dining, entertaining or quiet relaxation.

Well-proportioned rooms, generous natural light and the inherent charm of the period architecture combine to create a warm and inviting home. Conveniently positioned, the property represents an excellent opportunity for buyers seeking a distinctive residence with private outdoor space and freehold ownership. An additional benefit includes potential to extend in the loft, subject to usual permissions, creating a large master suite and additional bathroom or more commonly, two additional bedrooms and a bathroom on the second floor.

Early viewing is highly recommended to fully appreciate the space, character and lifestyle on offer.





Total floor area 67.2 m² (723 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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Tynemouth Road, Mitcham

- 3-bedroom period maisonette
- Potential to extend in the loft STPP
- Large open plan living with modern fitted kitchen
- Private garden
- Freehold Ownership

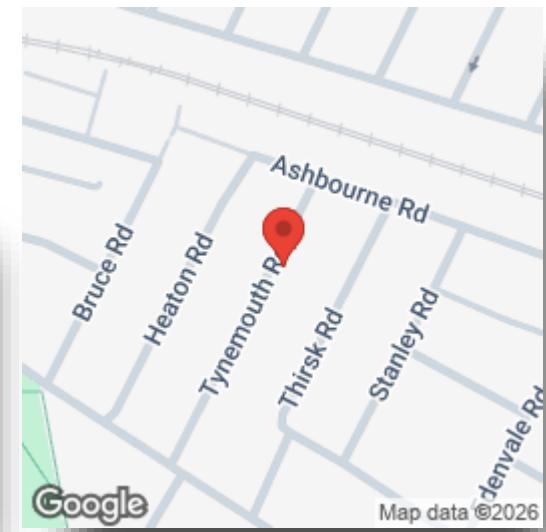
Tenure: Leasehold EPC Rating: D

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.

£400,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
TTG108999 - 0004

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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.



020 8682 1161



Tooting@barnardmarcus.co.uk



248 Upper Tooting Road, Tooting, LONDON,
SW17 7EX



barnardmarcus.co.uk