



barnard marcus

Mitcham Road, Croydon CR0 3AA

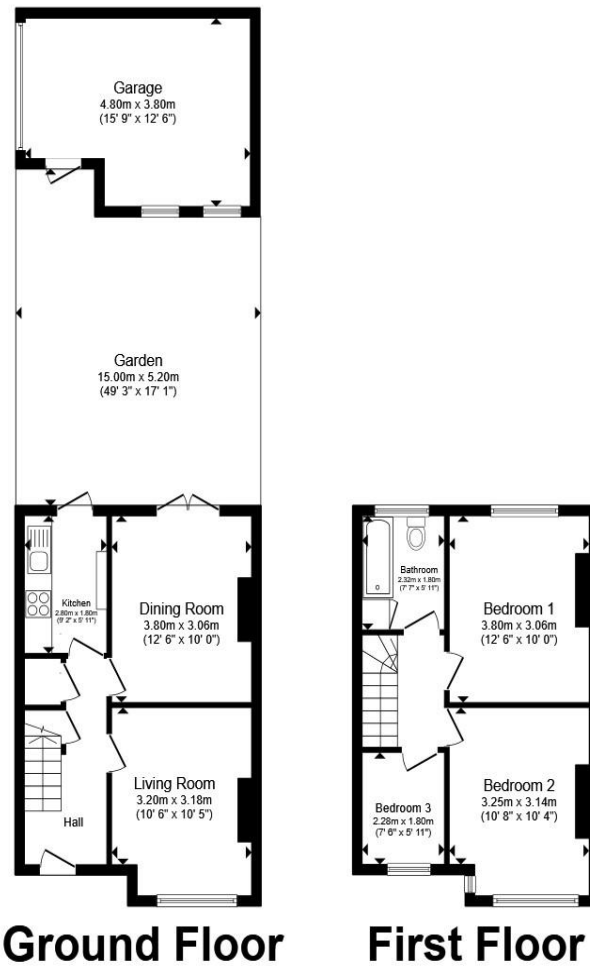
welcome to

Mitcham Road, Croydon

This well-proportioned three-bedroom family home is arranged over two floors and offers generous internal space of approximately 977 sq. ft. The property benefits from garage parking, a private rear garden, and a practical layout ideal for families or first-time buyers seeking space to grow. The ground floor comprises a welcoming entrance hall leading to a front reception room, ideal as a living room, and a separate rear dining room with direct access to the garden. A fitted kitchen sits adjacent, offering good work-top and storage space with scope for updating or reconfiguration, subject to requirements. Upstairs, the first floor provides three bedrooms, including two well-sized doubles and a third bedroom suitable as a child's room or home office. A family bathroom completes the accommodation. Externally, the property enjoys a good-sized rear garden, extending to approximately 49 ft, offering excellent potential for outdoor entertaining, gardening or future landscaping. To the rear is a garage, providing secure parking or useful additional storage. This is a property with strong fundamentals, generous proportions and excellent potential, located within a well-connected and established residential area.



Agents Note; Formerly of shared ownership, Clarion Housing have confirmed that they are prepared to staircase a purchase transaction to enable 100% freehold ownership on completion. This means that any prospective purchaser would acquire the vendor's existing 25% share, together with the remaining 75% share from Clarion Housing. The advertised price reflects the value of the 100% Freehold. Your conveyancer will advise on the timescales involved, and buyers should satisfy themselves as to their lending position.



Total floor area 90.8 m² (977 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

Mitcham Road, Croydon

- Three-bedroom house
- Two separate reception rooms
- Family bathroom
- Private rear garden
- Garage providing parking
- Approx. 977 sq. ft. of internal space
- Scope to modernise and add value

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114827



Property Ref:
THH114827 - 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.



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