



**Grove Road, Mitcham CR4 1SB**



**welcome to**

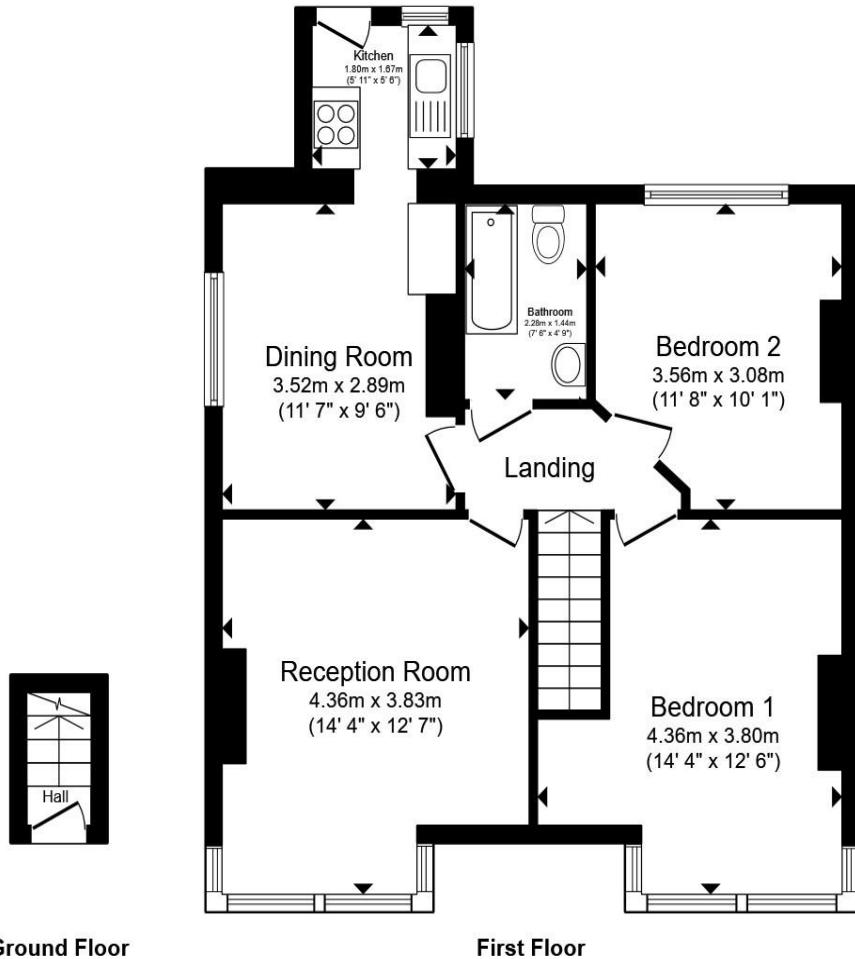
## **Grove Road, Mitcham**

Located on the ever-popular Grove Road in Mitcham, this well-presented two-bedroom first floor maisonette offers an excellent opportunity for first-time buyers seeking space, comfort and outstanding transport links. Maintained in good decorative order throughout, the property is ready to move straight into and enjoys a bright, airy feel.

The accommodation comprises a welcoming reception room, a well-appointed kitchen, two well-proportioned bedrooms and a modern family bathroom. A real highlight of the property is the private south-facing garden, providing a fantastic outdoor space for relaxing, entertaining or enjoying sunny days.

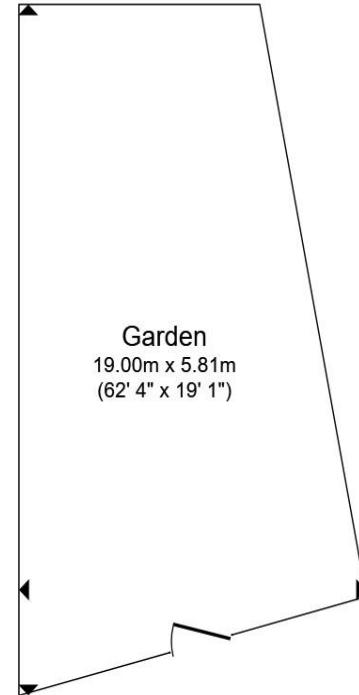
Perfectly positioned just a stone's throw from Mitcham Eastfields, the property offers excellent commuter access, along with nearby local shops, amenities and green spaces. This attractive maisonette combines practicality, location and value, making it an ideal first-time purchase.





Total floor area 64.7 m<sup>2</sup> (696 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](http://www.propertybox.io)



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## Grove Road, Mitcham

- Two-bedroom first floor maisonette
- Private south-facing garden
- Good decorative order throughout
- Bright and well-proportioned accommodation
- Stone's throw from Mitcham Eastfields station

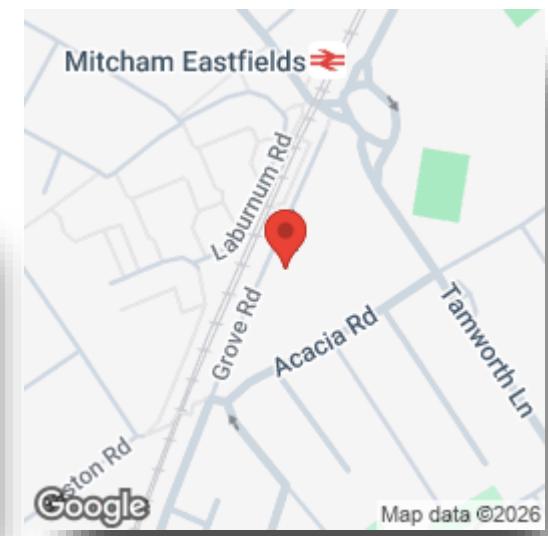
Tenure: Leasehold EPC Rating: C

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.

# £350,000



**view this property online** [barnardmarcus.co.uk/Property/MTM109801](http://barnardmarcus.co.uk/Property/MTM109801)

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Property Ref:

MTM109801 - 0003



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