



Goodfellows - Mitcham

7-8 Fairgreen Parade, London Road, Mitcham, CR4 3NA

T: 020 8646 8686

mitcham@goodfellows.co.uk

www.goodfellows.co.uk

19 Barnfield Avenue, Mitcham



Overview...

Local Authority: Merton

Council Tax: Band C

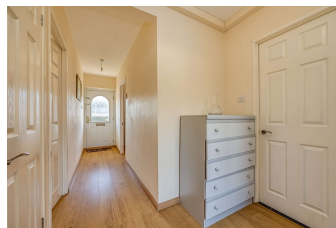
EPC Rating: C

Leasehold - 180 years

(approx.)

Estimated Rental Income:

£1,700pcm



Our view...

Step into an exceptional lifestyle at Barnfield Avenue! This spacious two-bedroom ground floor maisonette is a prime spot between Mitcham Eastfields station and Mitcham Common. It offers an impressive £457 per sq ft - excellent value for a locale of this stature.

Offers in excess of: £350,000

Leasehold

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

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Living Room

14' x 13'7" (4.27m x 4.14m)

Large living room with bay window to front elevation, laminate flooring.



Bedroom

12'2" x 11'7" (3.7m x 3.53m)

Large bedroom with built in wardrobe and window to front aspect.

Kitchen

11'9" x 10' (3.58m x 3.05m)

Large kitchen to the rear with floor and wall mounted cupboards, a breakfast bar as well as access to the private rear garden.

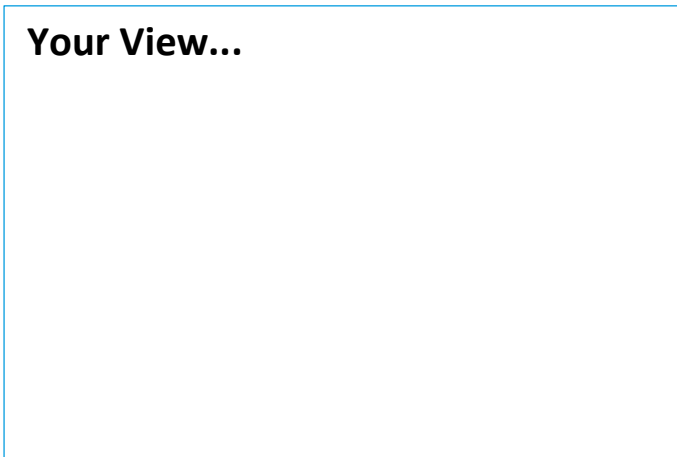
Bedroom

11'5" x 8'6" (3.48m x 2.6m)

Large bedroom with window to rear and laminate flooring.

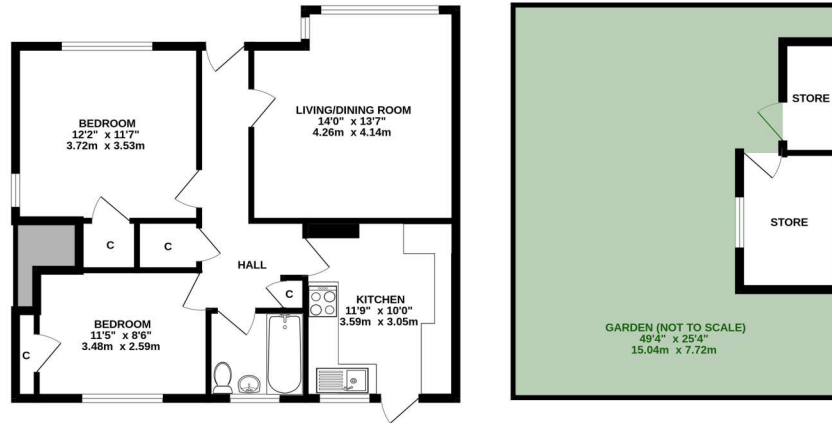
Garden





49'4" x 25'4" (15.04m x 7.72m)
Large rear garden with part patio and part lawn, ample amount of space to design garden to perfection.

GROUND FLOOR



TOTAL APPROXIMATE FLOOR AREA 799 SQ.FT. (74.2 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

Local Authority

Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

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