



Goodfellows - Mitcham

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

T: 020 8646 8686

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www.goodfellows.co.uk

Manor Road, Mitcham



Overview...

Three Bedroom

Two Reception Room

Garage

Freehold

EPC Rating D

Council Tax Band D



Our view...

Welcome to Manor Road, a modern three-bedroom house offering contemporary living in a convenient location. This property boasts a stylish interior design with ample space for comfortable living.

The residence features a well-maintained garden, providing a tranquil outdoor space perfect for relaxation or outdoor activities. Inside, the kitchen diner offers a spacious area for cooking and dining, ideal for hosting gatherings with friends and family. Additionally, the property includes a separate lounge area, providing a cozy retreat for unwinding after a long day.

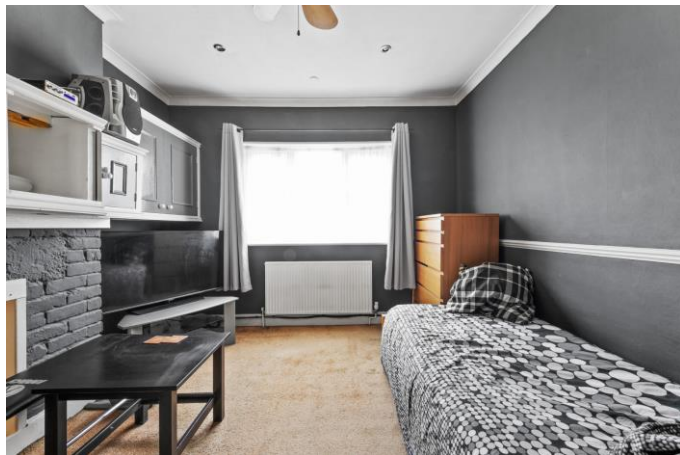
Conveniently situated, this home is located close to Mitcham Eastfields train station, offering easy access to London in just 20 minutes, making it an excellent choice for commuters. Furthermore, its proximity to Mitcham Common allows residents to enjoy leisurely walks and outdoor recreational activities.

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

Offers in excess of: £500,000

Freehold

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Entrance Hall

Bedroom One

12'8" x 10'10" (3.86m x 3.3m)

Lounge

14'2" x 11'6" (4.32m x 3.5m)

Bedroom Two

12'5" x 10'10" (3.78m x 3.3m)

Kitchen Dining Room

17'8" x 12'6" (5.38m x 3.8m)

Bedroom Three

9'5" x 6'6" (2.87m x 1.98m)

Bathroom

6'6" x 6'4" (1.98m x 1.93m)

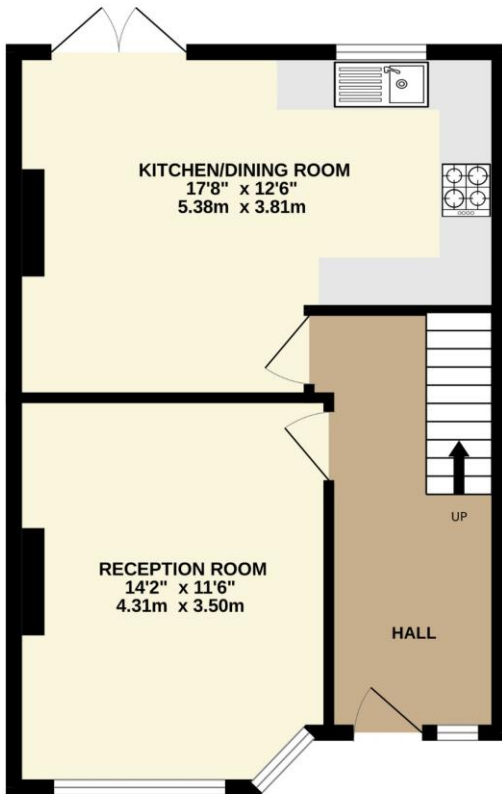




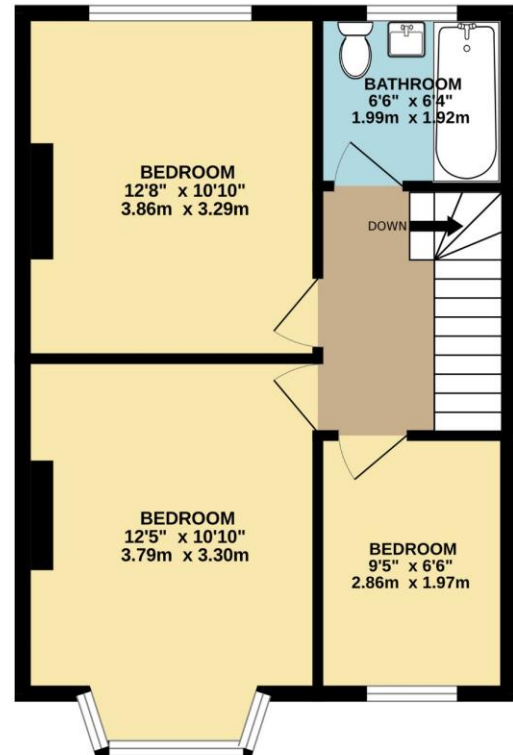
Your View...



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority

London Borough Of Merton

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

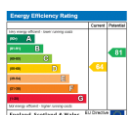
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

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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