



Goodfellows - Mitcham

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

T: 020 8646 8686

mitcham@goodfellows.co.uk

www.goodfellows.co.uk

Harwood Avenue, Mitcham



Our view...

Impeccably presented, this charming period mid-terraced house offers a delightful blend of character and modern comforts. Boasting three well-proportioned bedrooms, this property is ideal for families seeking a comfortable home. The spacious garden provides a tranquil outdoor space, perfect for relaxing or entertaining guests. Additionally, off-street parking enhances convenience for residents. The interior features a tastefully decorated living area, a fully equipped kitchen, and a stylish bathroom. Situated in a sought-after neighbourhood, this property benefits from easy access to local amenities, schools, and transport links. With its attractive facade and desirable features, this property presents a wonderful opportunity for those looking for a cosy and welcoming home in a convenient location. Viewing is highly recommended to appreciate all that this property has to offer.

Asking Price: £475,000

Freehold

Overview...

Three Bedrooms

Two Reception Rooms

One Bathroom

Freehold

Off Street Parking

EPC Rating C

Council Tax Band D

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

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Reception Room

14' x 11'8" (4.27m x 3.56m)



Bedroom Two

11'5" x 11' (3.48m x 3.35m)

Kitchen Dining Room

17'4" x 17'4" (5.28m x 5.28m)

Bathroom

6'2" x 5'7" (1.88m x 1.7m)

Bedroom One

12' x 11'5" (3.66m x 3.48m)

Bedroom Three

8' x 6'2" (2.44m x 1.88m)





Your View...



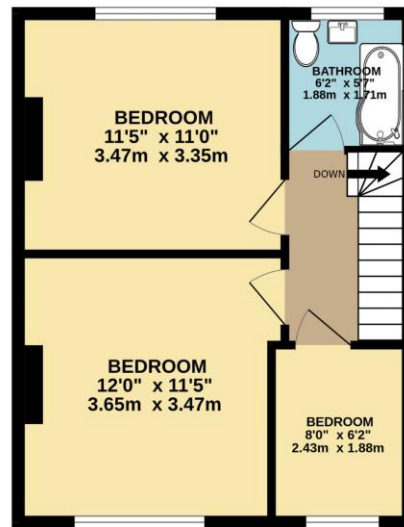
Garden

Extends To 35 FT

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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
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

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For full EPC please contact the branch

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