



Goodfellows - Mitcham

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

T: 020 8646 8686

mitcham@goodfellows.co.uk

www.goodfellows.co.uk

Edgehill Road, Mitcham



Overview...

Three Bathroom

Two Reception Rooms

Chain Free

Freehold

Large Garden

EPC Rating E

Council Tax Band D

Our view...

Impeccably presented, this charming period mid-terraced house offers a perfect blend of character and modern comfort. Boasting three well-appointed bedrooms, this property is ideal for families or professionals seeking a stylish urban retreat. The inviting living spaces are bathed in natural light, creating a warm and welcoming ambiance throughout. The property features a delightful garden, providing a serene outdoor space for relaxation and entertaining. Situated in a sought-after location, this home is conveniently positioned close to local amenities and excellent transport links. Offered chain-free, this property presents a rare opportunity to acquire a characterful home in a desirable area. Viewing is highly recommended to fully appreciate the unique charm and potential of this delightful property. Contact us today to arrange a viewing and make this house your new home.

Asking Price: £500,000

Freehold

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

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Reception Room

16'6" x 12'4" (5.03m x 3.76m)

Bedroom One

12' x 11'8" (3.66m x 3.56m)

Dining Room

12'2" x 11'9" (3.7m x 3.58m)

Bedroom Two

13'4" x 11'8" (4.06m x 3.56m)

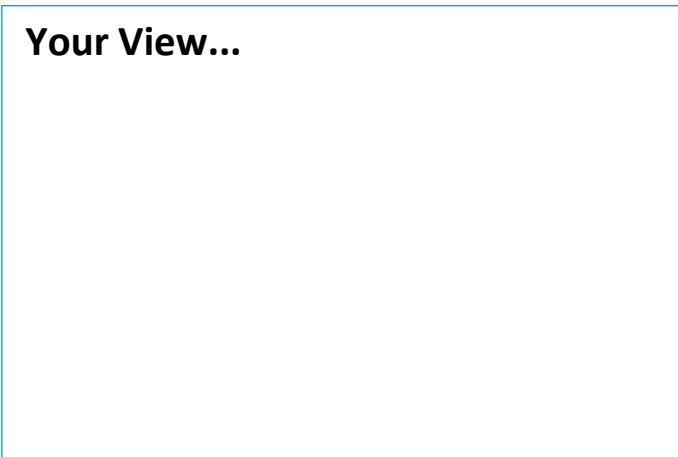
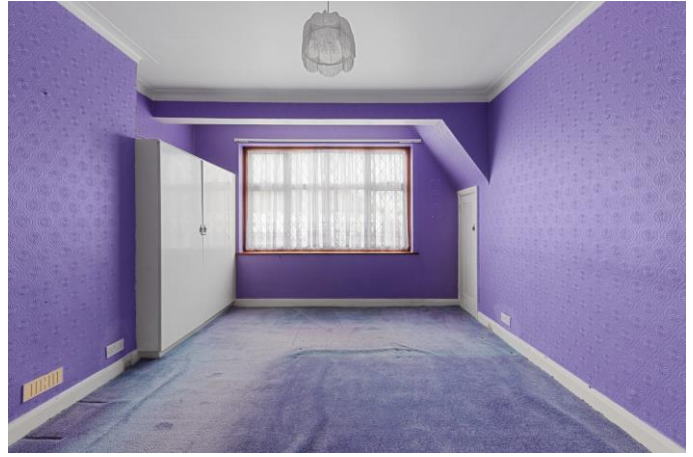
Kitchen

9'2" x 6'9" (2.8m x 2.06m)

Bedroom Three

7'11" (2.41m)





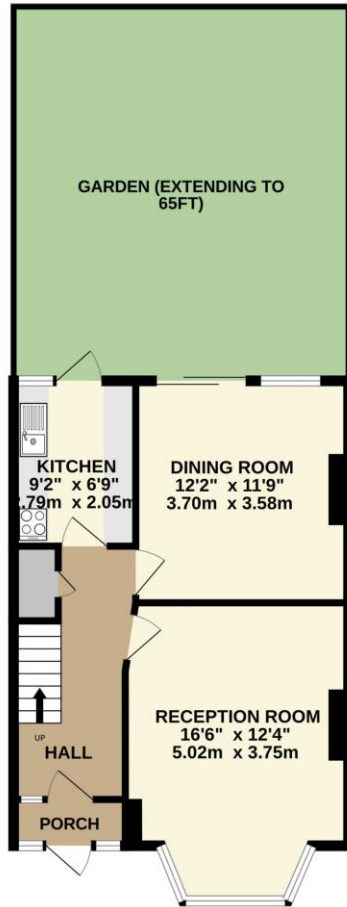
Bathroom

7'6" x 4'8" (2.29m x 1.42m)

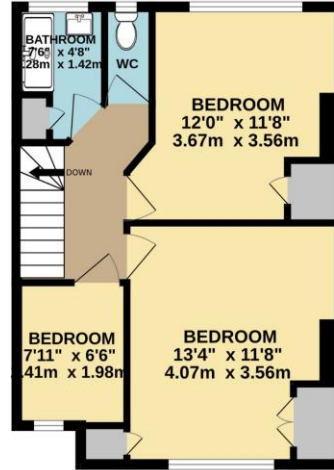
Garden

Extends to 65FT

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.5 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

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



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For full EPC please contact the branch

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