



Goodfellows - Mitcham

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

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www.goodfellows.co.uk

Gorringe Park Avenue, Mitcham, CR4



Overview...

End of Terrace

Three Bedrooms

Two Reception Rooms

One Bathroom

Utility

In Need of Modernisation

Chain Free

EPC Rating E

Local Authority - Merton

Council Tax Band D



Our view...

Location location location... This three bedroom end of terrace house is located on a sought after road in Mitcham on the borders of Tooting and Streatham.

On the ground floor, you are welcomed by a large entrance hall, two large reception rooms, a galley kitchen and a lean-to that leads to the laid to lawn garden. Heading upstairs, the first floor offers a large landing, two double bedrooms, a single bedroom and a family bathroom.

In need of modernisation throughout this property presents a great opportunity for those looking to put their own stamp on a property that offers them convenient access to all local amenities such as Mitcham Eastfields Train Station, Tooting Train Station and Figges Marsh.

Further benefits of this property include potential for extensions to the loft and rear (STPP) and NO ONWARD CHAIN!

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

Asking Price: £500,000

Freehold

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Kitchen

12'11" x 8'11" (3.94m x 2.72m)



Reception Room

13'11" x 12'2" (4.24m x 3.7m)

Utility Room

Dining Room

12'4" x 10' (3.76m x 3.05m)

Bedroom One

13'8" x 10'11" (4.17m x 3.33m)

Bedroom Two

11'9" x 10'11" (3.58m x 3.33m)

Bedroom Three

8' x 7'5" (2.44m x 2.26m)

Bathroom

7'1" x 6'7" (2.16m x 2m)

Entrance Hall





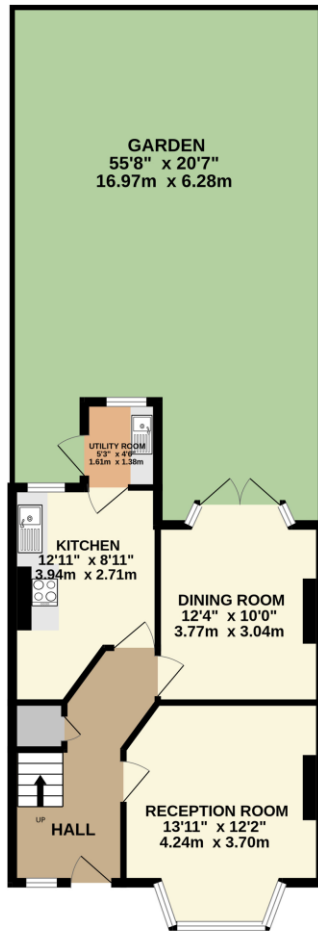
Your View...



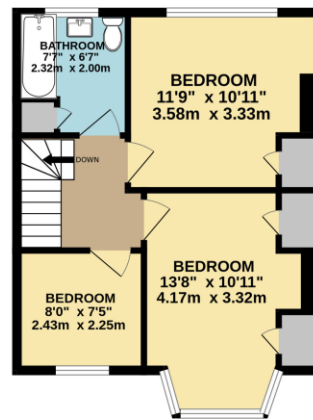
Garden

55'8" x 20'7" (16.97m x 6.27m)

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 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.
Made with Metroplan v2024

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

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For full EPC please contact the branch

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