

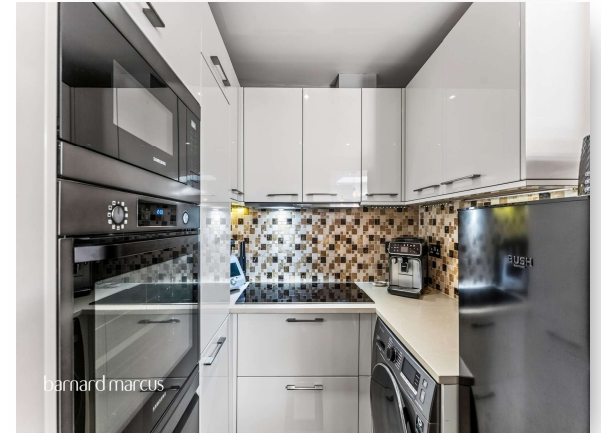


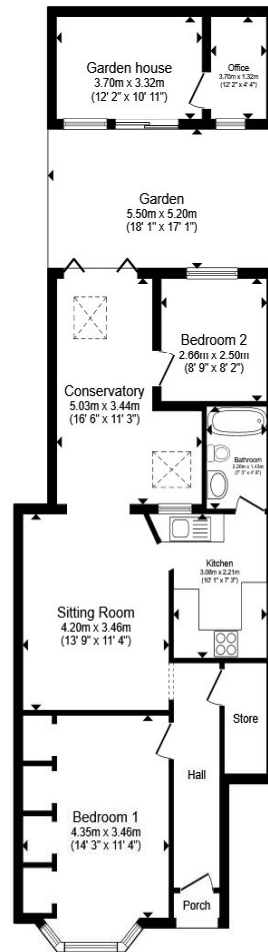
Wide Way, Mitcham CR4 1BQ

welcome to

Wide Way, Mitcham

A well-proportioned two-bedroom bungalow on Wide Way, featuring a spacious sitting room, fitted kitchen, conservatory, private rear garden, and a versatile garden house with separate office space. Ideal for those seeking comfortable single-level living with excellent work-from-home potential.





Situated on the popular Wide Way, this well-presented two-bedroom maisonette offers spacious and versatile accommodation throughout. The property features a generous sitting room, fitted kitchen, conservatory, two well-sized bedrooms, and a family bathroom.

The conservatory provides additional living space with direct access to the rear garden, creating an ideal area for relaxing or entertaining. Outside, the private garden benefits from a substantial garden house and separate office, perfect for home working, hobbies, or additional storage.

Offering approximately 890 sq. ft. of accommodation, this charming bungalow is ideal for those seeking comfortable single-level living in a desirable location.

Total floor area 82.7 m² (890 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Wide Way, Mitcham

- Two-bedroom bungalow
- Spacious sitting room
- Fitted kitchen
- Large conservatory overlooking the garden
- Family bathroom

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MTM110061 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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