



**New Barns Avenue, Mitcham CR4 1LG**



**welcome to**

## **New Barns Avenue, Mitcham**

Located on one of Mitcham's most desirable residential roads, this well-proportioned three-bedroom home offers comfortable and versatile accommodation ideal for modern family living.

The property welcomes you with a bright entrance hall leading to two spacious reception rooms, providing flexible space for both formal entertaining and everyday family life. The generous layout offers ample room for dining, relaxing, or creating a dedicated home office area if required.

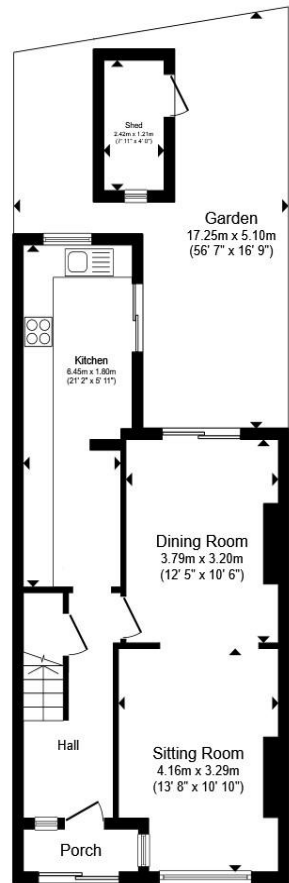
The kitchen is conveniently positioned to serve the main living spaces and offers excellent potential for enhancement or extension, subject to the necessary permissions. Upstairs, there are three well-sized bedrooms and a family bathroom, providing comfortable accommodation for growing families.

Externally, the property benefits from valuable off-street parking and a private rear garden, perfect for outdoor entertaining, children's play, or simply relaxing during the warmer months.

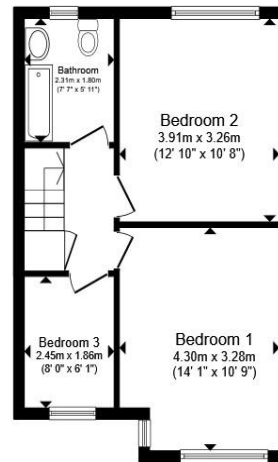
New Barns Avenue is a particularly sought-after location, renowned for its attractive residential setting and close proximity to the open green spaces of Mitcham Common, offering acres of woodland, walking trails, cycling routes, and recreational facilities. Residents also benefit from easy access to local shops, supermarkets, schools, and transport links, making day-to-day living both convenient and enjoyable.

With its excellent location, spacious accommodation, and potential to further personalise.





**Ground Floor**



**First Floor**

Total floor area 88.5 m<sup>2</sup> (952 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](http://www.propertybox.io)

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## New Barns Avenue, Mitcham

- Three well-proportioned bedrooms
- Two spacious reception rooms
- Off-street parking
- Private rear garden
- Sought-after residential road

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£475,000**



**view this property online** [barnardmarcus.co.uk/Property/MTM110035](https://barnardmarcus.co.uk/Property/MTM110035)



Property Ref:  
MTM110035 - 0002

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Please note the marker reflects the  
postcode not the actual property