

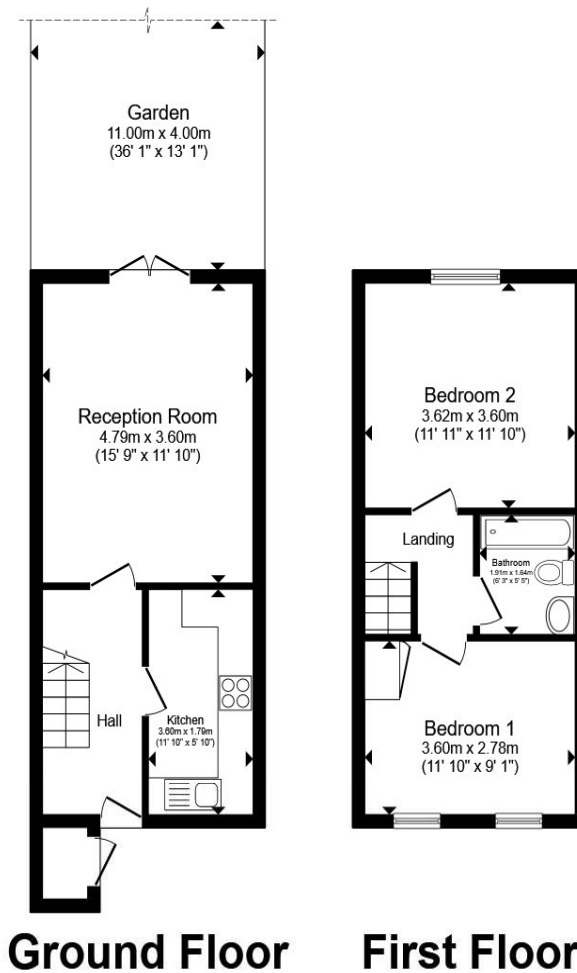


Kennedy Close, Mitcham CR4 2AR

welcome to
Kennedy Close, Mitcham

A well-proportioned two-bedroom terraced home situated in a quiet residential cul-de-sac on Kennedy Close, Mitcham. The property offers a spacious reception room with direct access to a private rear garden, a fitted kitchen, two generous bedrooms and a family bathroom.





Located within a peaceful residential cul-de-sac, this well-presented two-bedroom terraced home offers bright and practical living accommodation arranged over two floors.

The ground floor comprises an entrance hall with stairs rising to the first floor, a fitted kitchen positioned to the front of the property and a spacious reception room measuring approximately 15'9 x 11'10. The reception room provides ample space for both living and dining areas and enjoys direct access to the private rear garden, creating an excellent space for relaxing or entertaining.

On the first floor, the property benefits from two well-proportioned bedrooms. The principal bedroom is located to the front of the property, while the second double bedroom overlooks the rear garden. A family bathroom completes the first-floor accommodation.

Externally, the property enjoys a private rear garden extending to approximately 36ft in length, providing a pleasant outdoor space for families, gardeners and those who enjoy al fresco dining.

Kennedy Close is conveniently situated for local amenities, schools and transport links, offering easy access to Mitcham, neighbouring towns and central London. This property would make an excellent first-time buy, downsizer purchase or investment opportunity.

Total floor area 62.2 m² (669 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



welcome to

Kennedy Close, Mitcham

- Two-bedroom terraced house
- Quiet cul-de-sac location
- Spacious reception room
- Fitted kitchen
- Family bathroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109965



Property Ref:
MTM109965 - 0002

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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