



**TOOMEY**  
ESTATE AGENTS



## 72 Bond Road Mitcham

**£440,000**  
Freehold

\*\*\* Three Bedroom Terraced House – In Need of Modernisation \*\*\*

A three bedroom terraced house situated on Bond Road, offering excellent potential for improvement and value enhancement.

The property comprises two well-proportioned double bedrooms and a third single bedroom, making it suitable for families, first-time buyers or investors. On the ground floor, there are two separate reception rooms, providing flexible living and dining space.

There is one family bathroom and the property is generally in need of modernisation throughout, presenting an ideal opportunity for refurbishment and personalisation.

Located within a residential area with good access to local amenities, transport links, and schools, this property offers strong potential for those looking to add value.



- Terraced House • Three Bedrooms • Two Reception Rooms • Excellent refurbishment opportunity • Access to local amenities and transport links

### Lounge

Double Glazed window to front aspect, picture rail, gas fire with timber fireplace surround.

### Dining Room

Single glazed window and door leading to rear garden, understairs storage cupboard, picture rail, tiled fireplace surround, door leading to kitchen.

### Kitchen

Glazed window to rear aspect, comprising range of eye and base level units, stainless steel sink unit, space and plumbing for washing machine, space for gas oven, wall mounted gas water heater, Glazed timber door to rear garden.

### First floor Landing

Doors to all rooms, access to loft hatch

### Bedroom 1

Double glazed bay window to front aspect, picture rail.

### Bedroom 2

Double glazed window to rear aspect, picture rail

### Bedroom 3

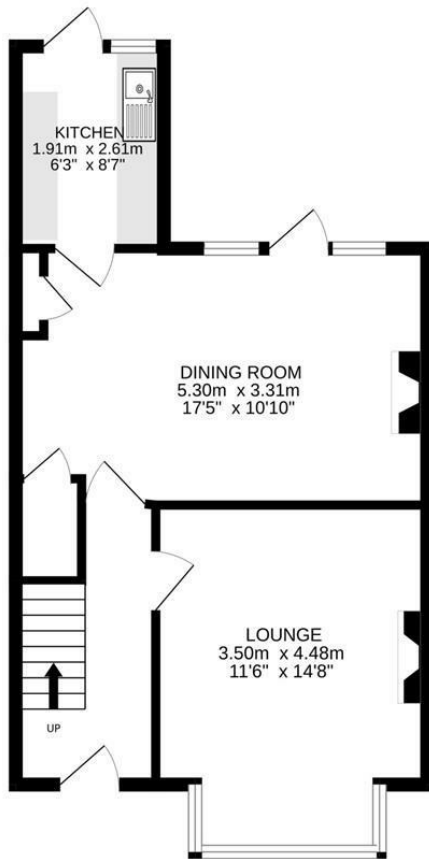
Double glazed window to front aspect

### Bathroom

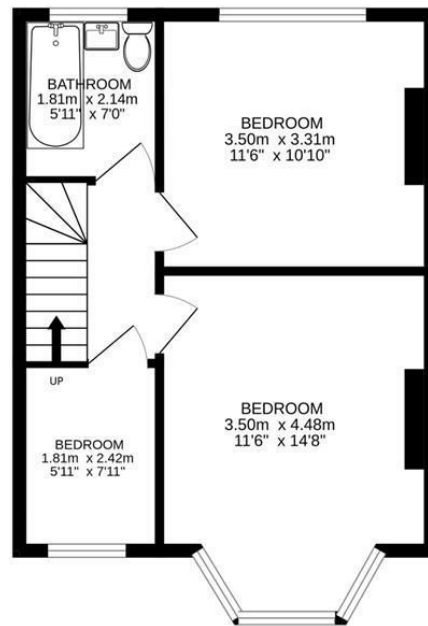
Obscure double glazed window to rear aspect. Panel enclosed bath, pedestal wash hand basin, low level W.C, fully tiled walls







Ground floor  
43.0 sq.m. (463 sq.ft.) approx.



1st floor  
37.7 sq.m. (406 sq.ft.) approx.

TOTAL FLOOR AREA: 80.7 sq.m. (869 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 85                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 59      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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