5 New Barns Avenue
Mitcham

£450,000

Freehold

We are delighted to present to the market this attractive mid-terrace family home, offering well proportioned living accomodation and excellent potential for further enhancement.
The ground floor comprises two spacious and versatile reception rooms, ideal for both relaxing and entertaining, along with a fitted kitchen and access to the rear of the property.
To the first floor, the property features twp generous double bedrooms, a comfortable single bedroom and well appointed family bathroom.
The home retains a number of original features and offerds fantastic scope to extend and add further living space, subject to necessary planning permissions. Further benefits include double glazing, gas central heating thoroughout, and the valuable addition of off street parking.
this property would make an ideal family home or investment opportunity and early viewing is recommended.

ENTRANCE HALL
Gas central heating radiator, understairs storage cupboard, stairs to first floor, original wood flooring

LIVING ROOM
UPVC double glazed bay window, gas central heating radiator, open flame fire, original wood flooring

DINING ROOM
UPVC double glazed doors to garden, gas central heating radiator, open flame fire, orginal wood flooring

KITCHEN
UPVC double glazed window, range of base/eye level units, fitted gas hob, electric oven and extractor hood, stainless steel sink/drainer unit, plumbing for w/m, laminate flooring

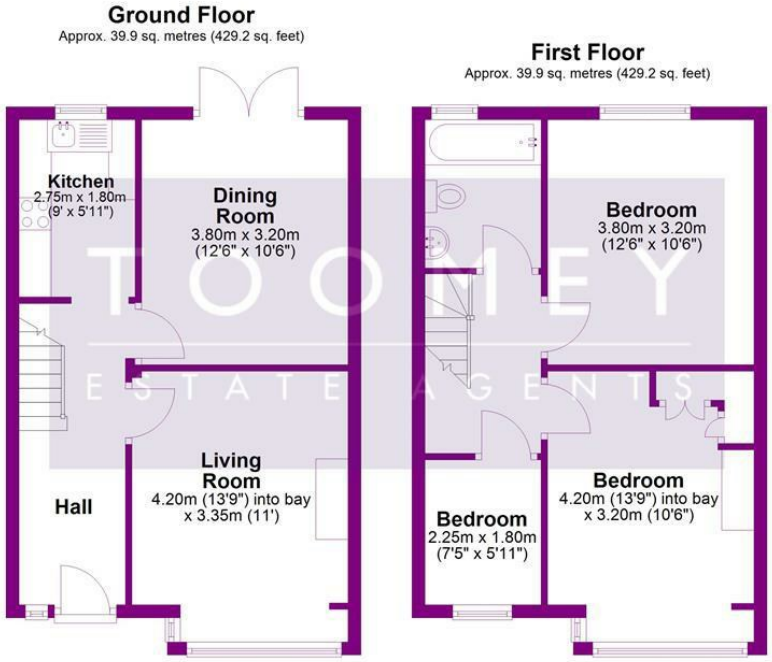
FIRST FLOOR LANDING
Loft access, original wood flooring

BEDROOM 1
UPVC double glazed bay window, gas central heating radiator, fitted wardrobes, original wood flooring

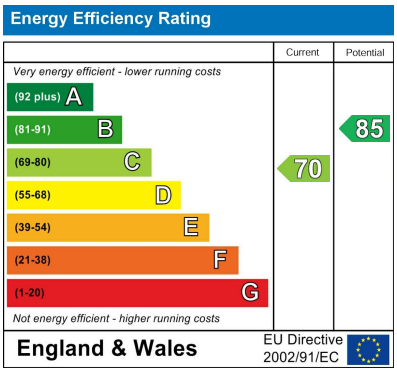
BEDROOM 2
UPVC double glazed window, gas central heating radiator, original fitted cupboard

BEDROOM 3
UPVC double glazed window, gas central haeting radiator

BATHROOM
UPVC double glazed window, heated towel rail, pedestal hand basin, low flush w/c, panel enclosed bath with shower attached, part tiled walls, laminate flooring



Total area: approx. 79.7 sq. metres (858.3 sq. feet)



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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