

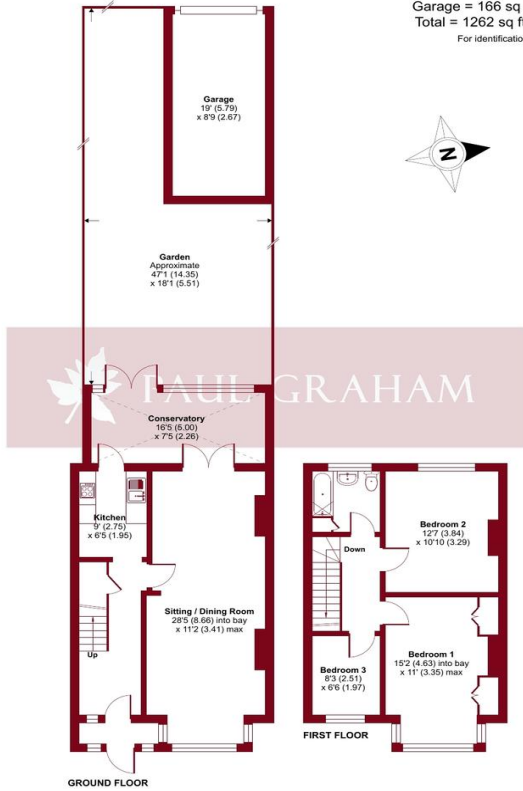


21 Carshalton Road, Mitcham, CR4 4HG | **Guide Price £325,000 Freehold**

MODERN AUCTION. This three-bedroom terraced house offers an excellent opportunity for those looking to create their dream home. In need of modernization, the property features a spacious living room, three well-proportioned bedrooms, and the added benefit of a garage to the rear. With no onward chain, this home is perfect for buyers eager to move quickly and put their personal stamp on the space.

Carshalton Road, Mitcham, CR4

Approximate Area = 1096 sq ft / 101.8 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1262 sq ft / 117.2 sq m
 For identification only - Not to scale



PORCH

ENTRANCE HALL

SITTING/DINING ROOM 28' 5" x 11' 2" (8.66m x 3.4m)

KITCHEN 9' 0" x 6' 5" (2.74m x 1.96m)

CONSERVATORY 16' 5" x 7' 5" (5m x 2.26m)

GARDEN 47' 1" x 18' 1" (14.35m x 5.51m)

GARAGE 19' 0" x 8' 9" (5.79m x 2.67m)

LANDING

BEDROOM 1 15' 2" x 11' 0" (4.62m x 3.35m)

BEDROOM 2 12' 7" x 10' 10" (3.84m x 3.3m)

BEDROOM 3 8' 3" x 6' 6" (2.51m x 1.98m)

BATHROOM

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Paul Graham. REF: 1235060



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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