



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£450,000**

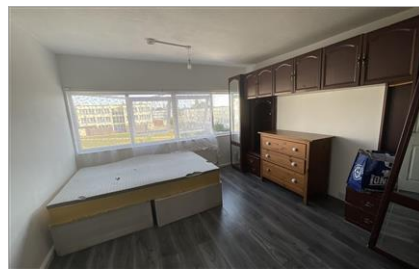
**Freehold**

3x  2x  1x 

**Caernarvon Close,  
Mitcham, Surrey, CR4**

**cubitt&west**  
Helping you move forwards





## Main features

- **Spacious townhouse arranged over three floors**
- **Two shower rooms**
- **Converted garage currently used as a studio apartment**
- **Balcony with views across Pollards Hill recruitment grounds**
- **No onward chain!**



### Nearest Schools

Primary Schools: William Morris Primary 0.0 miles, Garden Primary 0.3 miles, The Sherwood School 0.5 miles  
 Secondary Schools: Harris Academy Merton 0.1 miles, The Archbishop Lanfranc School 0.6 miles, Norbury Manor Business and Enterprise College for Girls 1.0 miles



### Transport Information

Train Stations: Norbury 0.8 miles, Mitcham Eastfields 1.1 miles, Streatham Common 1.2 miles

## Accommodation

### GROUND FLOOR

Entrance Hall: 8'7 x 4'7 (2.62m x 1.40m)

Separate Toilet

Shower Room: 4'9 x 2'5 (1.45m x 0.74m)

Kitchen : 14'4 x 11'9 (4.37m x 3.58m)

### FIRST FLOOR

Landing

Living Room/Bedroom 3: 13'6 x 11'9 (4.12m x 3.58m)

Balcony

Bedroom 2: 13'6 x 11'8 (4.12m x 3.56m)

### SECOND FLOOR

Landing

Bedroom 1: 13'8 x 11'7 (4.17m x 3.53m)

Shower Room: 7'0 x 5'6 (2.14m x 1.68m)

Bedroom 4: 11'9 x 7'6 (3.58m x 2.29m)

### OUTSIDE

Converted Garage

Off Road Parking

Terrace

**Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

