



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

- 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.



22117228/20230918/JC/DK