



St Barnabas Road, CR4

£620,000 *Freehold*



An attractive three-bedroom freehold family home offering spacious and well-proportioned accommodation throughout.

KEY FEATURES

- Period House
- Three Bedrooms
- Large 68 Foot Garden
- Garden Room
- Utility Room
- Potential to Extend (STPP)



Tooting

020 8767 5221 | tooting@winkworth.co.uk

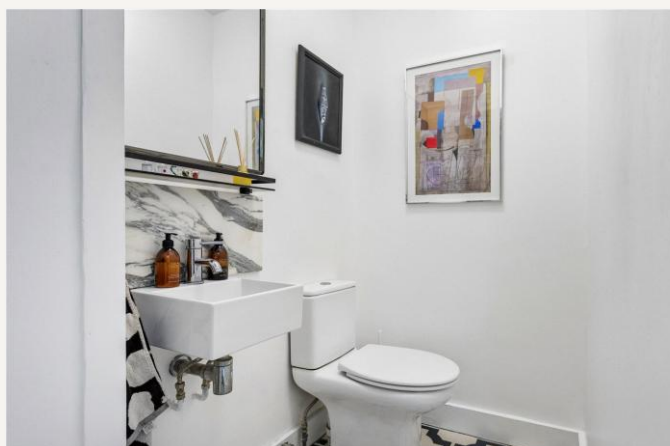
Winkworth

for every step...



Situated on the popular St Barnabas Road in Mitcham, this attractive three-bedroom freehold family home offers spacious and well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors alike.

Arranged over 1,172 sqft., the property comprises a bright and welcoming reception room, a fitted kitchen with ample storage and workspace, and three generously sized bedrooms. Further benefits include a modern family bathroom, a private rear garden perfect for entertaining and outdoor dining, and the added advantage of freehold tenure.



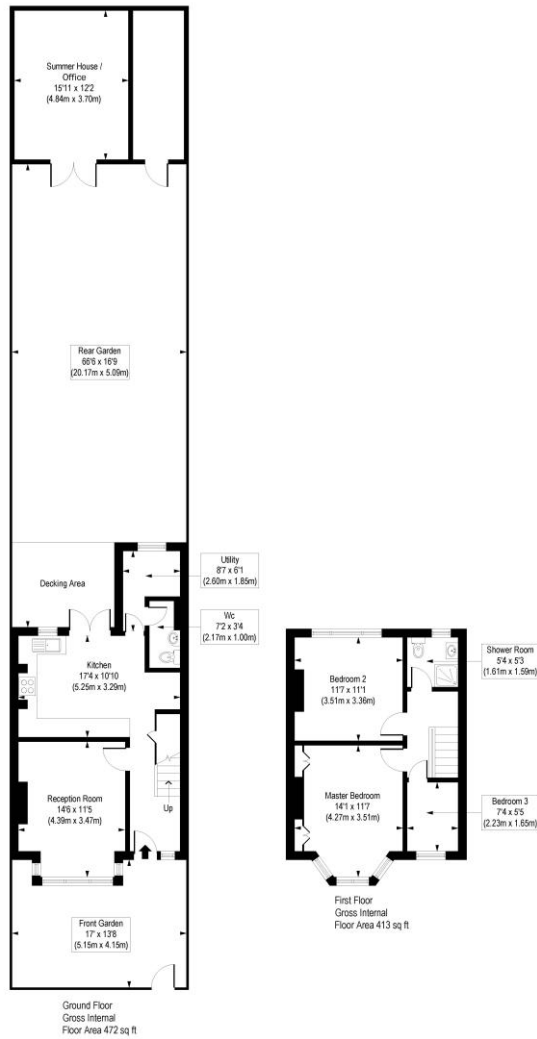


Conveniently located, the property is within easy reach of local amenities, highly regarded schools, and excellent transport links, Tooting Overground Station and Tooting Broadway Underground Station, providing direct connections into Central London. A variety of shops, parks, and leisure facilities are also nearby, offering the perfect balance of suburban living and everyday convenience.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Barnabas Road, CR4

Approx. Gross Internal Floor Area 1172 sq. ft / 108.85 sq. m (Including Summer House & Office)
Approx. Gross Internal Floor Area 885 sq. ft / 82.18 sq. m (Excluding Summer House & Office)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

EPC rating: To be confirmed.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.