

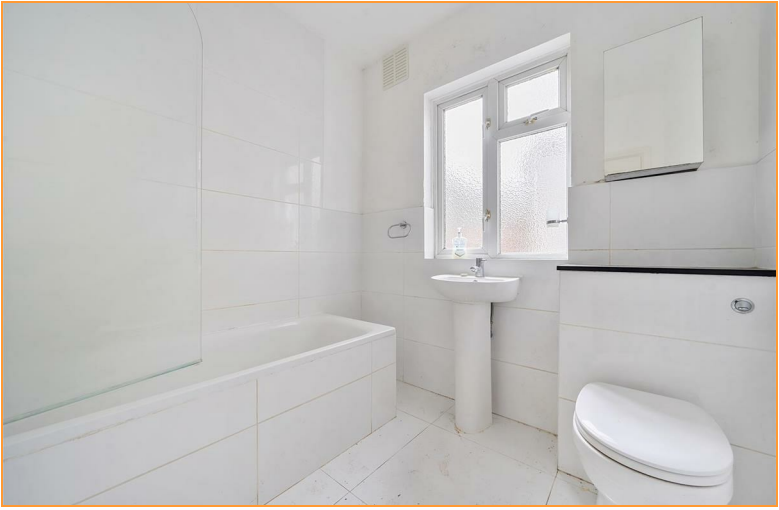


20 Tramway Path

Mitcham, CR4 4BD

Price Guide £350,000

Silverman Black is delighted to offer this spacious two bedroom ground floor maisonette with a sizable private garden, located right in the heart of Mitcham, only yards from the local shops and the Tram link. The apartment affords generously proportioned accommodation comprising a large independent living room, separate kitchen, two double bedrooms, a modern kitchen and good storage facilities. Externally, there is a substantial front garden - which the neighbours have converted into two parking spaces (planning will be required) - and a rear garden which extends around 50 ft. In truth some aspects of the property are a little dated and some investment will be required in new wiring and central heating facilities, but this will make a stunning and well located home for the new owners once these projects have been completed. In addition, the property is being sold with full vacant possession and no onward chain and with a 50% share in the Freehold. In terms of local facilities, Tramway Path is within easy reach of some stunning open "green spaces" with Poulter Park, Ravensbury Park and the London Road Playing Fields all only a few minutes walk away, whilst the National Trust's Morden Hall Park is only about half a mile distant. Mitcham's main shopping area is also only about 10 minutes walk (0.5 miles) away, with local shops located just around the corner. In relation to public transport, Mitcham Tram station is literally 50 yards away - affording access to Wimbledon, East Croydon, Bromley and Beckenham - whilst also being only one stop from Mitcham Junction BR station which itself provides frequent fast trains into London Victoria and Clapham Junction. Further, Morden Underground station (Northern Line terminus) is about 1 mile distant, and The Baitul Futuh Mosque in Morden is only 1.8 miles away. Viewing of this apartment is very highly recommended - so book your appointment to visit today!



- Vacant possession with no onward chain
- A spacious two bedroom ground floor garden maisonette located in the heart of Mitcham centre - only yards from local shops and Mitcham Tram station
- Well proportioned accommodation comprising an entrance hall, a large living room, separate kitchen, two double bedrooms and a modern bathroom
- Externally, there is a sizable front garden - which the neighbouring property has converted into two parking spaces - and a generous rear garden
- Double glazing but some upgrading and modernisation will be required
- The property will be sold with both a 50% share in the Freehold
- London Borough of Merton; Council Tax Band "C"; EPC rating "F"
- Morden Hall Park, Poulter Park & Ravensbury Park all within 0.5 miles; Mitcham town centre 0.5 miles (10 minutes walk)
- Mitcham Tram Station - accessing Wimbledon, East Croydon, Bromley and Beckenham - is 50 yards away. One stop on the tram to Mitcham Junction BR station - accessing London Victoria
- Morden Underground station is 1 mile distant; The Baitul Futuh Mosque is only 1.8 miles away

