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BOND & SHERWILL



Parchment Close

Perfect for commuters and located within good proximity to Mitcham Junction, this three-bedroom terraced property comes to the market in beautiful condition and is ideal for anyone who enjoys contemporary living.

Internally the property has been tastefully decorated throughout and features a welcoming entrance hall, modern kitchen, W.C and stunning lounge/diner with double-doors leading to the rear garden. The first-floor benefits from three good-size bedrooms, en suite and bathroom.

Externally, the property features a level rear garden, storage and solar panels.

Parchment Close is close to Mill House Day Nursery, whilst other local schools include St Thomas of Canterbury Primary School, Harris Primary Academy, Date Valley School & St Mark's Primary School. Popular green spaces include Watercress Park, Poulter Park & Mitcham Common, while leisure facilities include Mitcham Golf Club. Parchment Close is ideally-situated to both Mitcham Junction and Hackbridge rail stations, which offer swift and easy access to London Victoria, London Bridge, St. Albans City plus access to Epsom and Sutton rail stations, while local amenities, shops and restaurants can be found in Hackbridge Town Centre.

£ 600,000 OIEO

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Entrance Hall

The entrance hall includes vinyl flooring, radiator, stairs ascending to first-floor, under-stairs cupboard & storage units, smoke alarm and down-lights.



Kitchen/Diner

The kitchen/diner includes wall & base level units with work surface area, one & a half bowl stainless-steel sink with drainer & spray hose, electric double oven, four-ring electric hob, concealed extractor hood, partially-tiled walls to splash-back, double-glazed window, under-cabinet lighting, radiator, integrated dishwasher, integrated washing machine, integrated fridge-freezer, vinyl flooring and down-lights.



W.C

The W.C includes low-level W.C with dual-flush & douche spray, wash-basin with stainless-steel mixer tap, vinyl flooring, extractor fan and down-lights.

Lounge

The lounge includes vinyl flooring, two double-glazed windows, double-glazed glass-panel double doors to rear garden, radiator, down-lights and air conditioning unit.



Landing

The landing includes storage cupboard, radiator, smoke alarm and loft hatch.

Master Bedroom

The master bedroom includes double-glazed single-casement window, fitted wardrobe and air conditioning unit.



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Master Bedroom En-Suite

The en-suite includes shower enclosure with shower hose attachment, low-level W.C with dual-flush, concealed cistern & douche spray, wash-hand basin with stainless-steel mixer tap, tiled floor, partially-tiled walls and chrome heated towel rail.



Bedroom Three

Bedroom three includes fitted wardrobe, double-glazed single-casement window and radiator.



Bedroom Two

Bedroom two includes double-glazed single-casement window and radiator.

Bathroom

The bathroom includes panel-enclosed bath with shower hose attachment, wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush, concealed cistern & douche spray, chrome heated towel rail, double-glazed single-casement frosted-effect window, extractor fan and down-lights.



Outdoor Storage

The property benefits from outdoor storage and bin storage areas.

Rear Garden

The rear garden is mostly laid to turf and includes a seating area.



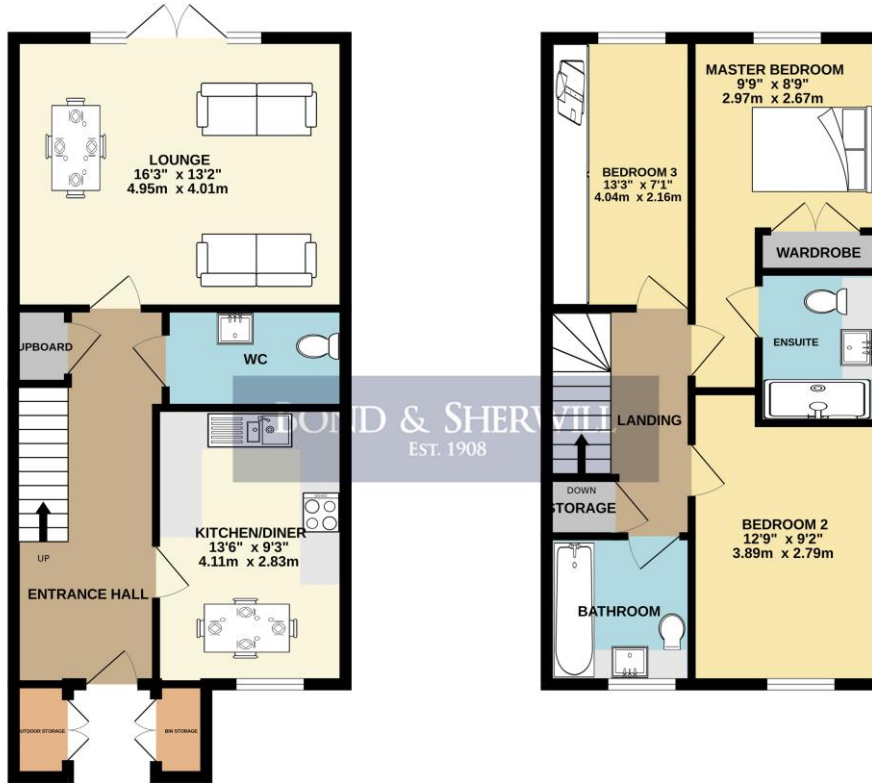
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GROUND-FLOOR
537 sq.ft. (49.9 sq.m.) approx.

FIRST-FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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