



Brookfields Avenue, Mitcham CR4 4BN

welcome to
Brookfields Avenue, Mitcham

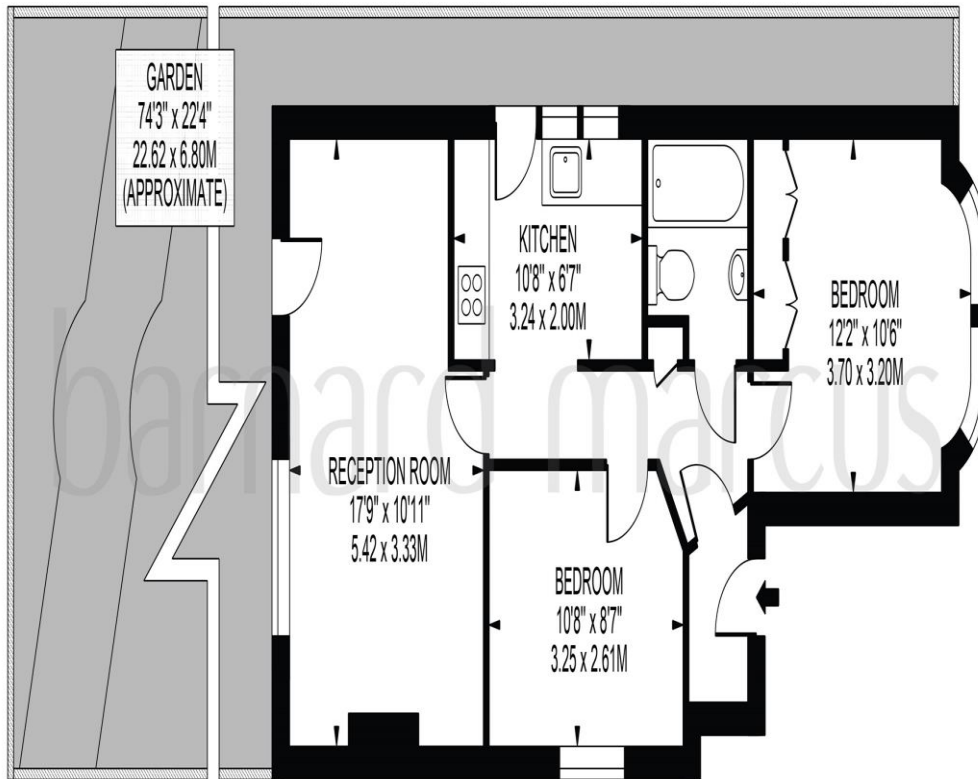
Located on a residential road within close proximity to Mitcham Tram stop with direct links to either Wimbledon and Croydon is this two bedroom semi-detached bungalow. The accommodation comprises of: Entrance hallway, lounge, kitchen with direct access to the private rear garden, bathroom and two spacious bedrooms. To the front is a well maintained garden with potential to create off street parking.

The local area offers a variety of transport links and larger shops are available at The Tandem Centre, The Priory Retail Park or Sutton High Street. There are also a wide selection of restaurants and eateries in Wimbledon's vibrant high street.



BROOKFIELDS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 582 SQ FT - 54.05 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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- Two bedrooms
- Spacious reception room
- Residential Road
- Potential to extend (STPP)
- Good transport links

Tenure: Freehold EPC Rating: Awaited

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109194



Property Ref:
MTM109194 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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