



## 76 BROOKSFIELDS AVENUE MITCHAM, CR4 4BT

**£260,000**  
LEASEHOLD

\*\*\* AN EXTREMELY SPACIOUS TO DOUBLE BEDROOM SPLIT LEVEL PURPOSE BUILT FLAT WITH ACCESS TO THE TRAM LINK AND BUS ROUTES \*\*\*

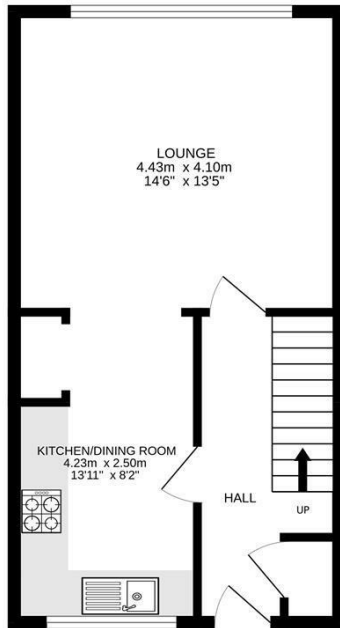
Offered for sale with no forward chain is this two double bedroom property which will benefit from a newly extended lease and is offered for sale with no forward chain.

The property does features gas central heating, double glazing and outside storage cupboard but will require some updating and redecoration.

Grove Farm Court is ideally located for the Tramlink into Croydon and Wimbledon along with local bus services and shops nearby. Mitcham Junction station is also within proximity.



**TOOMEY**  
ESTATE AGENTS



2nd floor  
36.9 sq.m. (397 sq.ft.) approx.



3rd floor  
36.9 sq.m. (397 sq.ft.) approx.

TOTAL FLOOR AREA: 73.7 sq.m. (793 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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