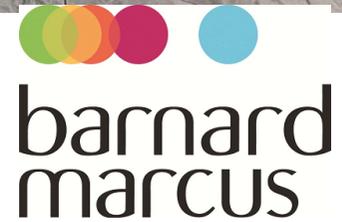




barnard marcus

Brecon Close, Mitcham CR4 1XA



welcome to
Brecon Close, Mitcham

*** A STUNNING 3 DOUBLE BEDROOM FAMILY HOME***

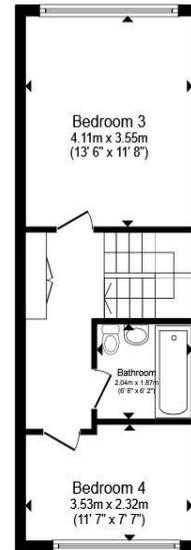
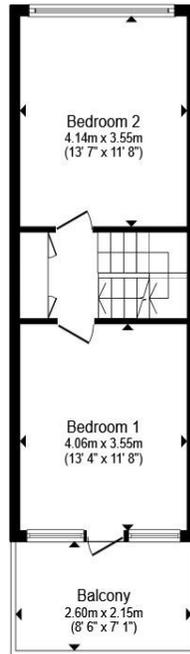
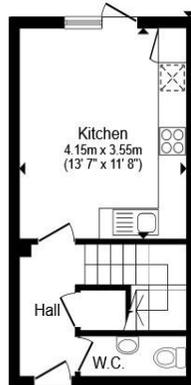
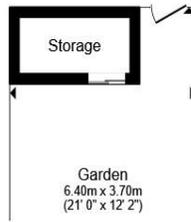
Fantastic opportunity to acquire this bright and spacious 3 double bedroom townhouse which resides close to transportation links local amenities and local schools. The property comprises of a generous hallway with a downstairs WC/shower, moving on we have newly fully fitted kitchen/diner with a well-kept good size garden.

On the first floor we have our first double bedroom and separate lounge which comes with a balcony bursting with sunlight.

On the second floor we further have two more double size bedrooms with lots of storage space and a family bathroom

The property further benefits with a garage which can be converted into a studio STPP, it further provides a drive way and accommodated free on street parking. There is also brick built shed at the rear of the garden.





Ground Floor

First Floor

Second Floor

Total floor area 99.3 m² (1,069 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Brecon Close, Mitcham

- Three Double Bedrooms
- Modern Fully Fitted Kitchen
- Stunning Condition Throughout
- Spacious Reception Room
- Freehold Townhouse

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/MTM109492](https://www.barnardmarcus.co.uk/Property/MTM109492)



Property Ref:
MTM109492 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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