



Brecon Close, Mitcham
£425,000



Brecon Close

Mitcham

*** Vendors comments *** "Brecon Close isn't just a house; it's been my home for over forty years. I moved here in 1982, and these walls have held a lifetime of laughter, family and quiet Sunday...."

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Family home for over 40 years
- Three - well proportioned bedrooms
- Rock solid proposition for investors
- Community based neighbourhood
- Separate annexe / studio
- Converted garage (into self contained Studio)
- Downstairs cloakroom
- Light and airy feel throughout





Self Contained Studio

Dimensions: 2.33m x 4.05m (7' 8" x 13' 3").

Downstairs WC

Dimensions: 0.78m x 1.57m (2' 7" x 5' 2").

Reception room

Dimensions: 3.53m x 3.85m (11' 7" x 12' 8").

Kitchen

Dimensions: 2m x 3.18m (6' 7" x 10' 5").

Bedroom

Dimensions: 3.56m x 6.12m (11' 8" x 20' 1").

Bedroom

Dimensions: 3.56m x 3.95m (11' 8" x 13' 0").

Bedroom

Dimensions: 3.69m x 4.08m (12' 1" x 13' 5").

Bathroom

Dimensions: 1.65m x 2.03m (5' 5" x 6' 8").

Bedroom

Dimensions: 2.27m x 3.56m (7' 5" x 11' 8").

Garden

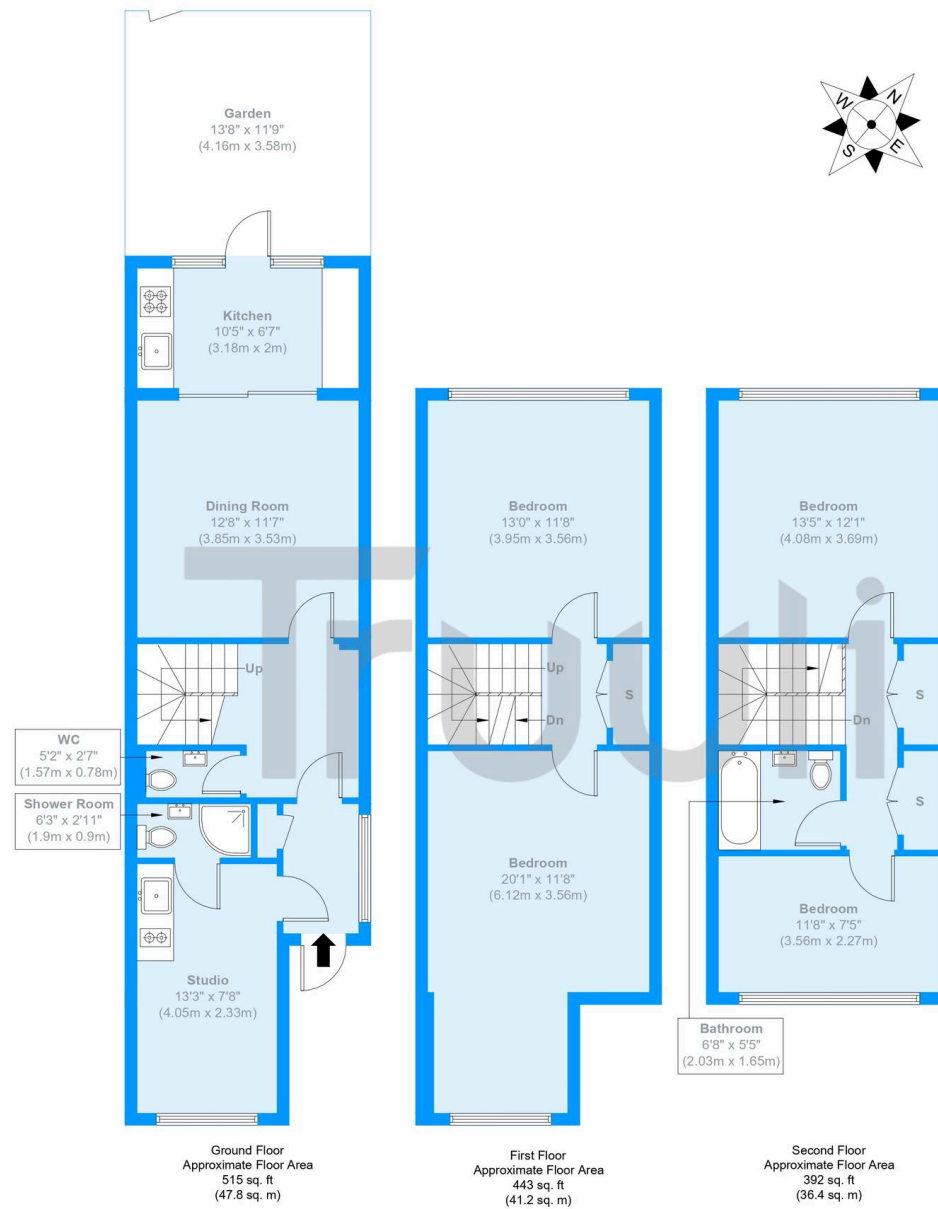
Dimensions: 3.58m x 4.16m (11' 9" x 13' 8").

Studio bathroom

2' 11" x 6' 3" (0.90m x 1.90m)



Brecon Close



Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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