



Brenley Close, Mitcham CR4 1HL

welcome to

Brenley Close, Mitcham

A well-presented three-bedroom mid-terrace home, ideally situated in a quiet cul-de-sac close to Mitcham town centre.

Offered to the market with no onward chain, this charming family home is ready to move straight into. The property is in good decorative order throughout and benefits from a spacious reception room, a modern fitted kitchen, and a family bathroom. Upstairs, you'll find three well-proportioned bedrooms, ideal for growing families or those needing extra space to work from home.

Located just a short walk from the open green spaces of Mitcham Common and excellent local transport links, this home combines peaceful residential living with everyday convenience. Whether you're a first-time buyer or looking to upsize, this property presents a fantastic opportunity.

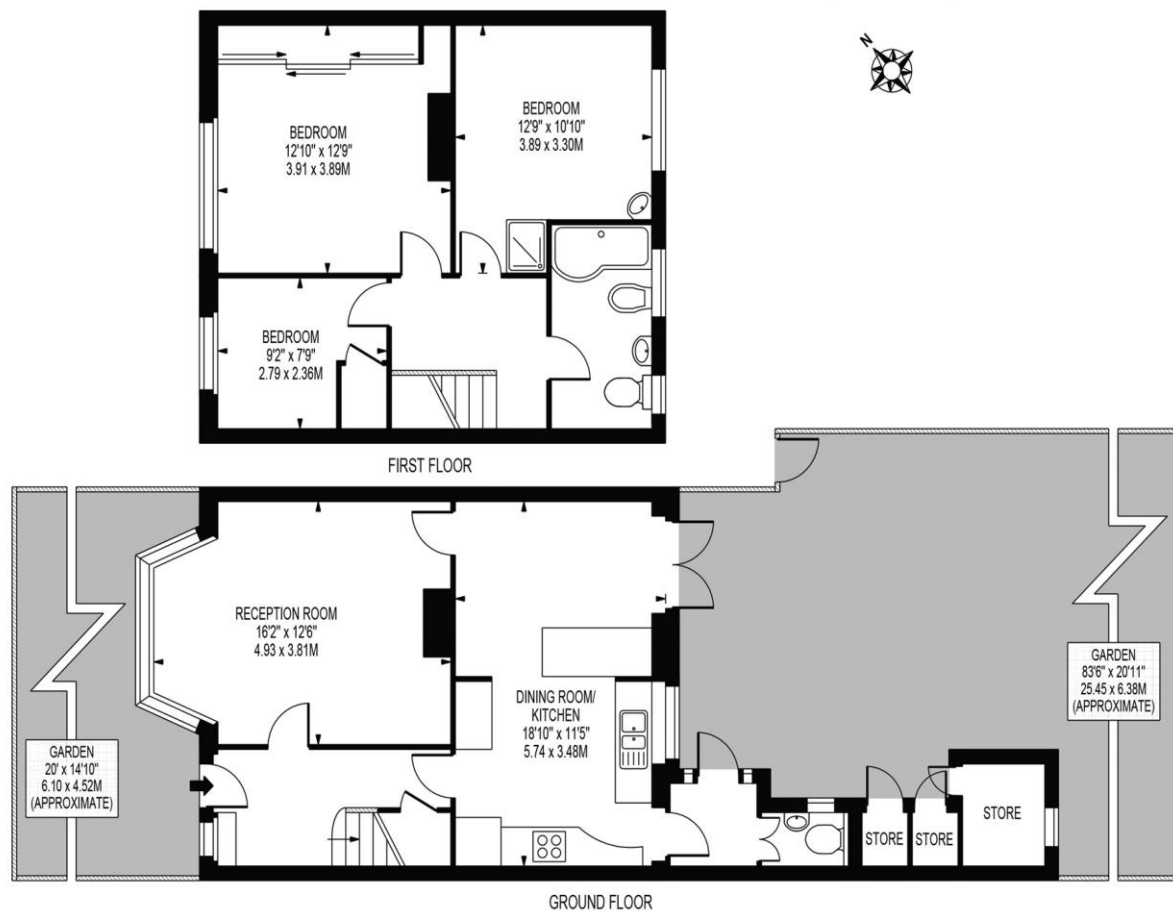


BRENLEY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1016 SQ FT - 94.39 SQ M

(EXCLUDING STORES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORES: 39 SQ FT - 3.62 SQ M



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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Brenley Close, Mitcham

- Three-bedroom mid-terrace house
- Quiet cul-de-sac location
- One spacious reception room
- Modern family bathroom
- Good decorative order throughout

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

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109481



Property Ref:
MTM109481 - 0006

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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