



## Brecon Close, Mitcham, Surrey, CR4 1XA

£425,000 Freehold

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

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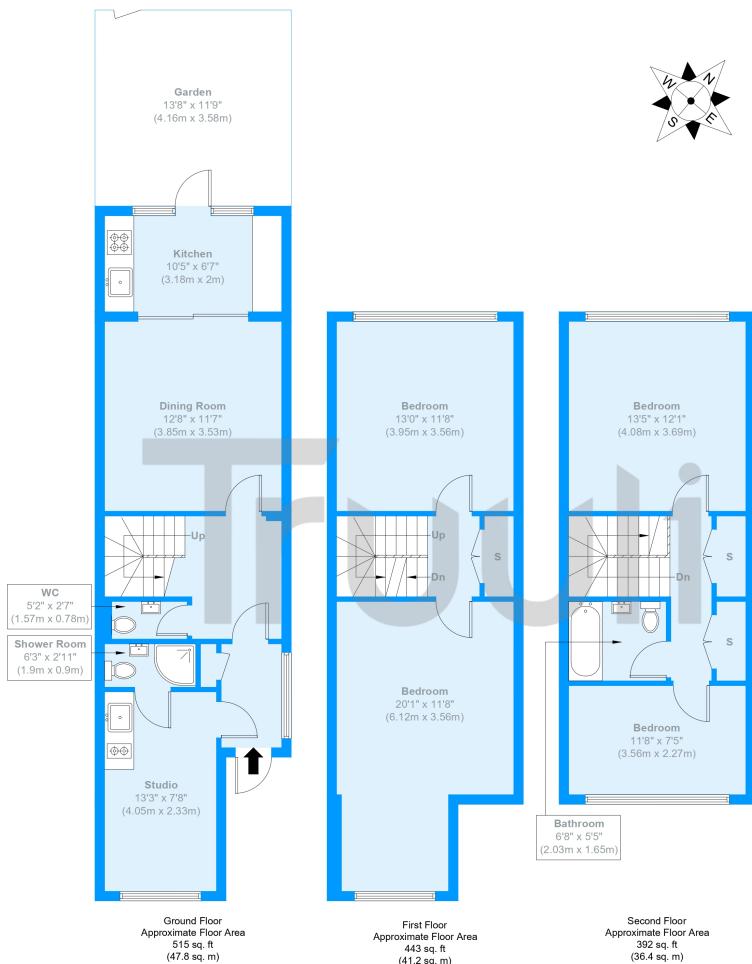
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\*\*\* Vendors comments \*\*\* "Brecon Close isn't just a house; it's been my home for over forty years. I moved here in 1982, and these walls have held a lifetime of laughter, family and quiet Sunday afternoons. I am only selling now because it is time for me to downsize, but I'm handing over the keys to a place that has been an absolute sanctuary."

The area is wonderfully diverse, with a real community feel that you don't always find so close to the city. With no parking headaches ever on this quiet close, it's a practical choice for tenants with cars.

It's ready for its next chapter and I hope it becomes someone else's happy place too."

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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## Energy Efficiency Rating

