

## The Close Mitcham, CR4 4LS

**£495,000 Freehold**



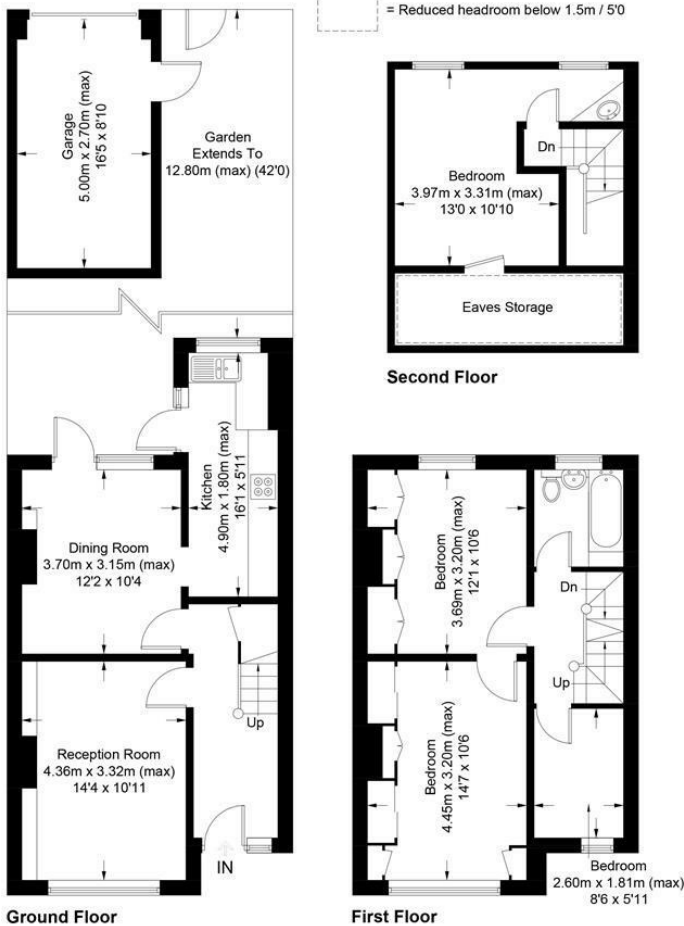
**A well presented four bedroom family home located on a highly sought after quiet residential road close to schools and various transport links. Comprising of two good sized receptions, extended kitchen with direct access to the South West facing rear garden with garage that can be accessed via the service road at the back. Upstairs there are three bedrooms and the family bathroom and the loft void that has been converted to provide a spacious fourth bedroom. Properties on this road are rare to the market and we urge you to book early to avoid disappointment.**

## The Close, CR4

Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 125.4 sq m / 1349 sq ft (Including Eaves Storage)



This floor plan is for representation purposes only and is not drawn to scale.

The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Four Bedrooms
- Sought After
- Quiet Location
- Well Presented
- South West Facing Garden
- Garage
- Close To Transport
- Schools Nearby
- EPC : TBC



| Energy Efficiency Rating                                                                                                                                                                                                                                                     |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                     |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                      | Potential | Current                                                                                                                                                                                                                                                                                                            | Potential |
| <p>Very energy efficient - lower running costs</p> <p>72 (91) <b>A</b></p> <p>61 (81) <b>B</b></p> <p>50 (69) <b>C</b></p> <p>35 (48) <b>D</b></p> <p>23 (34) <b>E</b></p> <p>11 (28) <b>F</b></p> <p>1 (10) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92 (91) <b>A</b></p> <p>81 (91) <b>B</b></p> <p>69 (80) <b>C</b></p> <p>55 (68) <b>D</b></p> <p>39 (54) <b>E</b></p> <p>21 (38) <b>F</b></p> <p>1 (20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| England & Wales                                                                                                                                                                                                                                                              |           | England & Wales                                                                                                                                                                                                                                                                                                    |           |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                      |           | EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                            |           |

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