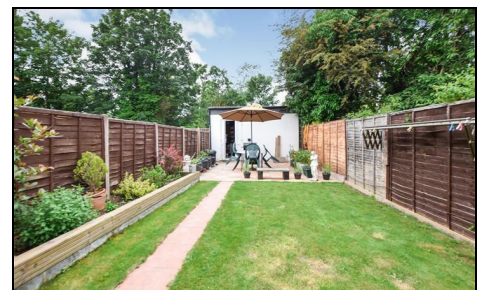
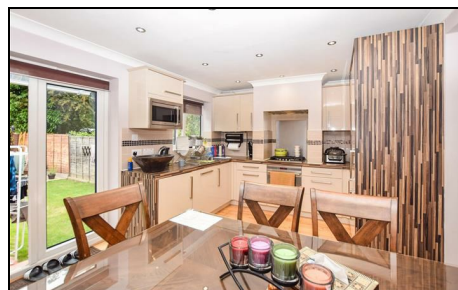


The Close Mitcham, CR4 4LS

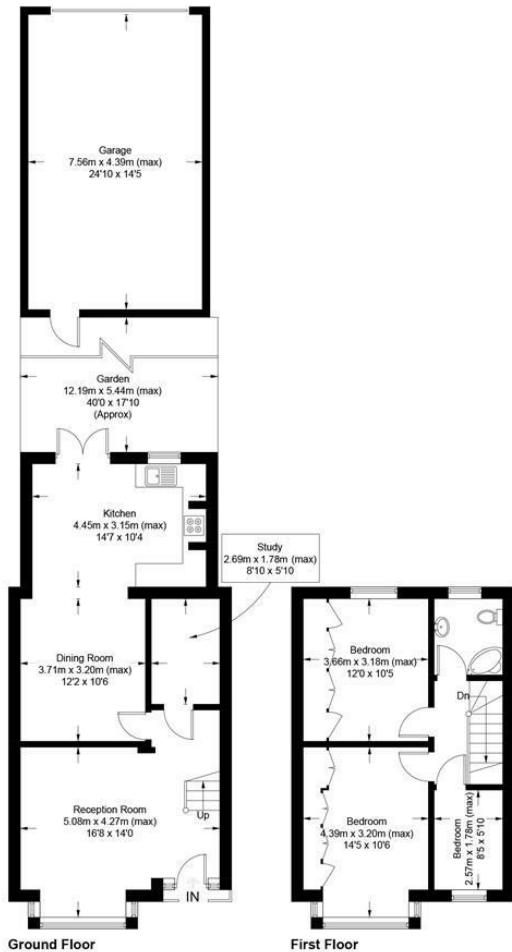
Offers Over £485,000 Freehold



A beautifully presented three bedroom family home, located within one of Mitcham's premier roads, on the very cusp of Mitcham's historic Cricket Green Conservation Area. Comprising of a spacious living room, study, a rear extended fitted modern fitted kitchen/dining room with family area with double doors leading out onto the South West facing garden and large garage. Upstairs are the three bedrooms and family bathroom and a loft void that could be extended to create a further double bedroom and bathroom subject to the usual planning permissions. A must see property.

The Close, CR4

Approximate Gross Internal Area = 128.0 sq m / 1379 sq ft
(Including Garage)



Ground Floor

First Floor

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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- Three Bedroom Family Home
- Quiet Sought After Close
- Separate Study
- South West Facing Garden
- Close To Transport
- Potential To Extend
- Huge Garage
- EPC Rating : D



Energy Efficiency Rating	
Current	Potential
68	81
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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