



**Goodfellows - Mitcham**

7-8 Fairgreen Parade, London Road, Mitcham, CR4 3NA

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www.goodfellows.co.uk

## Dennis Reeve Close, Mitcham



### Overview...

Four Bedroom

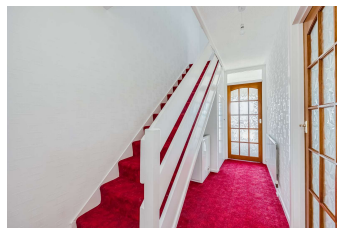
Chain Free

Local Authority - Merton

Council Tax - Band B

EPC Rating - C

Freehold



### Our view...

Welcome to this delightful 3/4 bedroom mid-terrace house nestled in the serene Dennis Reeve Close. The property offers vacant possession and comes with no chain, presenting a smooth transition for its next owner.

Inside, the well-designed layout promotes a comfortable lifestyle with a perfect blend of private and communal spaces.

Location-wise, the house is enviably positioned with Figges Marsh and Tooting Overground Train Station nearby, offering fantastic open spaces for outdoor activities and easy commuting options.

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

**Offers in excess of: £550,000**

*Freehold*

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**Living Room**

15'6" x 10'6" (4.72m x 3.2m)

**Breakfast Room**

8'8" x 7'8" (2.64m x 2.34m)

**Dining Room**

10' x 9'7" (3.05m x 2.92m)

**Study**

14'2" x 7'3" (4.32m x 2.2m)

**Kitchen**

14'4" x 7'3" (4.37m x 2.2m)

**Conservatory**

8' x 6' (2.44m x 1.83m)





## Your View...



### Bedroom One

14'4" x 8'9" (4.37m x 2.67m)

### Bedroom Two

14'2" x 8'8" (4.32m x 2.64m)

### Bedroom Three

14'2" x 7'5" (4.32m x 2.26m)

### Bedroom Four

9'3" x 6'5" (2.82m x 1.96m)

### Garden

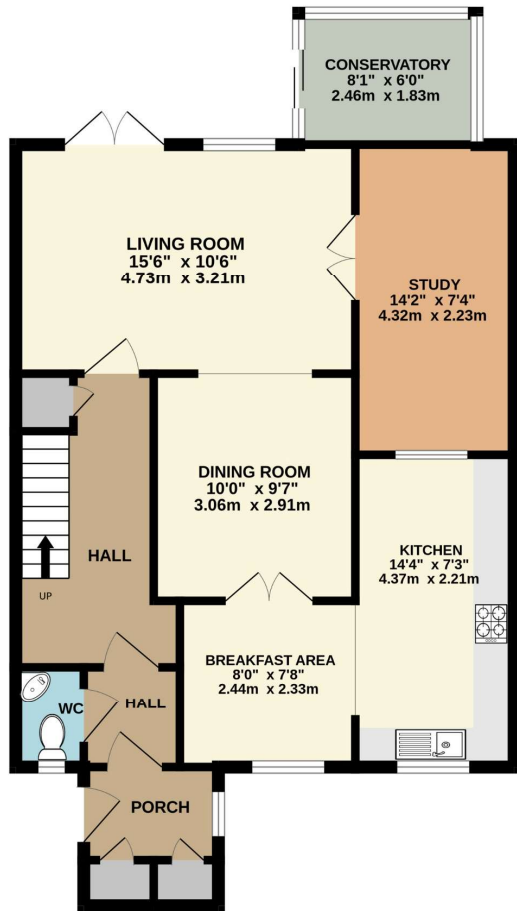
26' x 18' (7.92m x 5.49m)

Local Authority - Merton

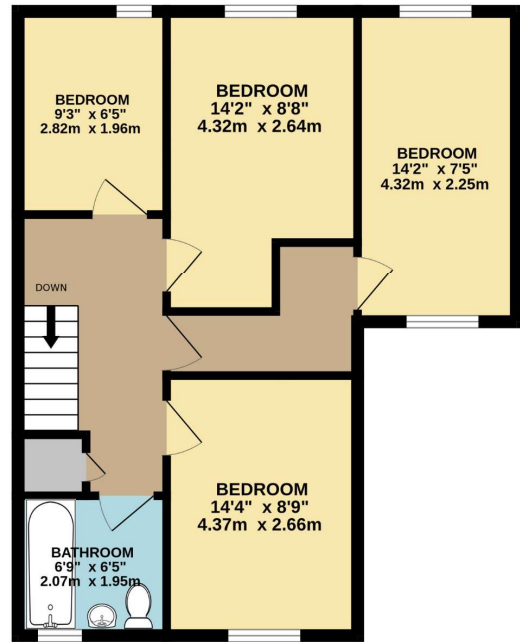
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GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62023

### Local Authority

London Borough Of Merton, London Borough of Merton - Council Tax

### Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

### All Measurements

All Measurements are Approximate

### Floorplan Clause

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For full EPC please contact the branch

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