



Goodfellows - Mitcham

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

T: 020 8646 8686

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www.goodfellows.co.uk

Brookfields Avenue, Mitcham, CR4



Our view...

Introducing a charming three-bedroom, semi-detached house located on the tranquil Brookfields Avenue, CR4. This delightful property enjoys the convenience of off-street parking and a spacious side garage for extra storage or vehicle security. It boasts a generous living area, ideal for family gatherings or hosting friends. The ground floor incorporates a handy shower room, while upstairs houses three bedrooms, each tastefully decorated, and a well-appointed bathroom. Outdoors, you'll find a sizable garden offering abundant green space for leisurely summer BBQs, gardening or kids' play. All set on a serene road, it's a perfect blend of community living and personal privacy. This is not just a house; it's a home ready for its next loving owners.

Offers in excess of: £550,000

Freehold

Overview...

Council Tax Band D

EPC Rating D

Local Authority Merton

Three Bedroom

Freehold

Modern

Off Street Parking

Large Garden

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

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Bathroom

8'5" x 5'7" (2.57m x 1.7m)



Reception Room

25'2" x 17'3" (7.67m x 5.26m)

Main Bathroom

7'1" x 5'5" (2.16m x 1.65m)

Garage

19' x 16' (5.8m x 4.88m)

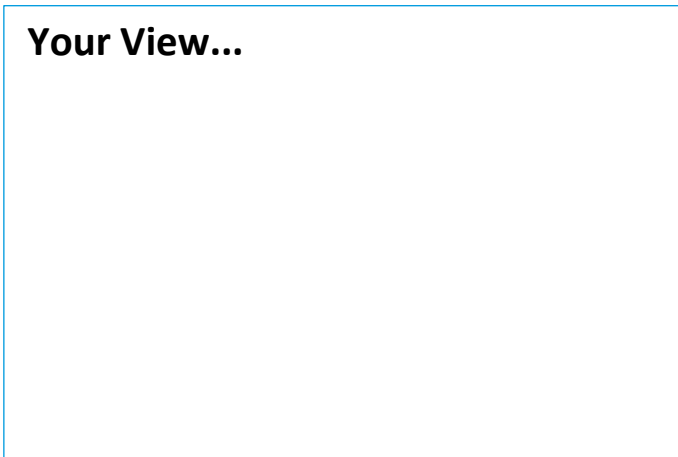
Kitchen

16'11" x 11'3" (5.16m x 3.43m)

Bedroom One

13'2" x 10'11" (4.01m x 3.33m)





Bedroom Two

11'9" x 10'11" (3.58m x 3.33m)

Bedroom Three

8'7" x 7'11" (2.62m x 2.41m)

Conservatory

10'9" x 8'11" (3.28m x 2.72m)

GROUND FLOOR
1122 sq.ft. (104.3 sq.m.) approx.

1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1542 sq.ft. (143.2 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.
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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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