

**Heathfield Drive
Mitcham, CR4 3RD**

Offers In Excess Of £655,000 Freehold



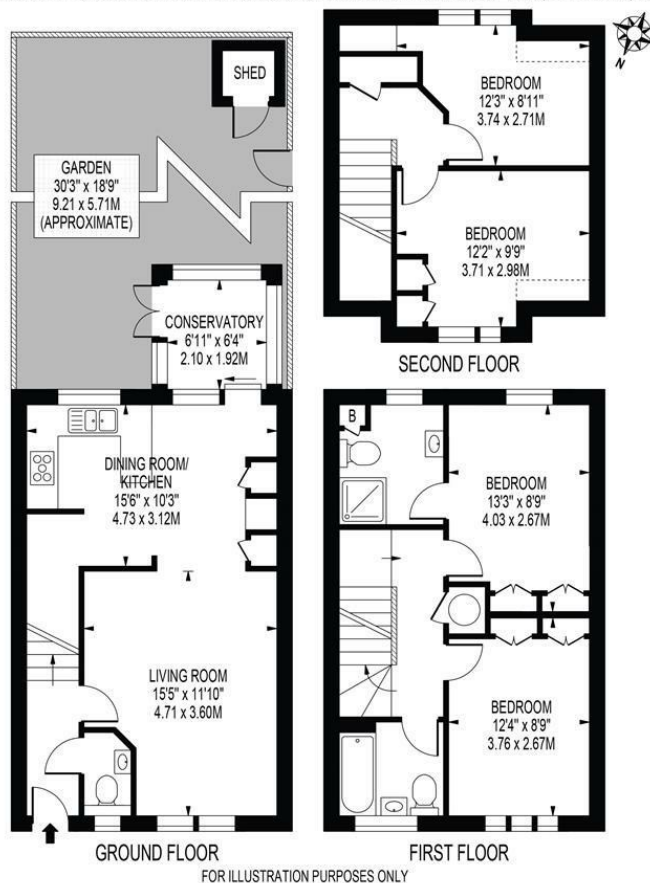
An absolutely stunning, recently refurbished four bedroom family home located on the borders of Tooting, within walking distance to Colliers Wood Tube Station. Comprising of a fantastic fully fitted kitchen/diner including dishwasher with bi-folding doors that lead out onto conservatory with heating and the private south facing rear garden, spacious lounge, downstairs W/C, four bedrooms, en-suite to the master and the family bathroom both have underfloor heating. This property also has the added benefit of off street parking, making it perfect for any family.

HEATHFIELD DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1147 SQ FT - 106.57 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 12 SQ FT - 1.12 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Four Bedrooms
- Beautifully Presented
- Recently Refurbished
- Two Bathrooms
- Downstairs W/C
- Off Street Parking
- South Facing Garden
- EPC Rating : C
- Merton Council Tax Band : E



Energy Efficiency Rating

	Current	Potential
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	

Current: 72 Potential: 85

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