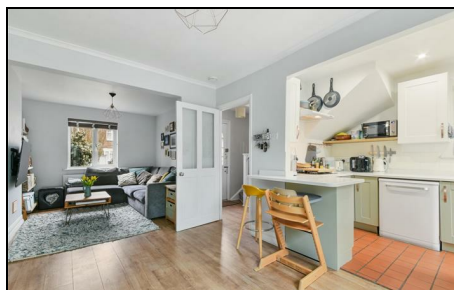


Hawkes Road Mitcham, CR4 3JG

£550,000 Freehold

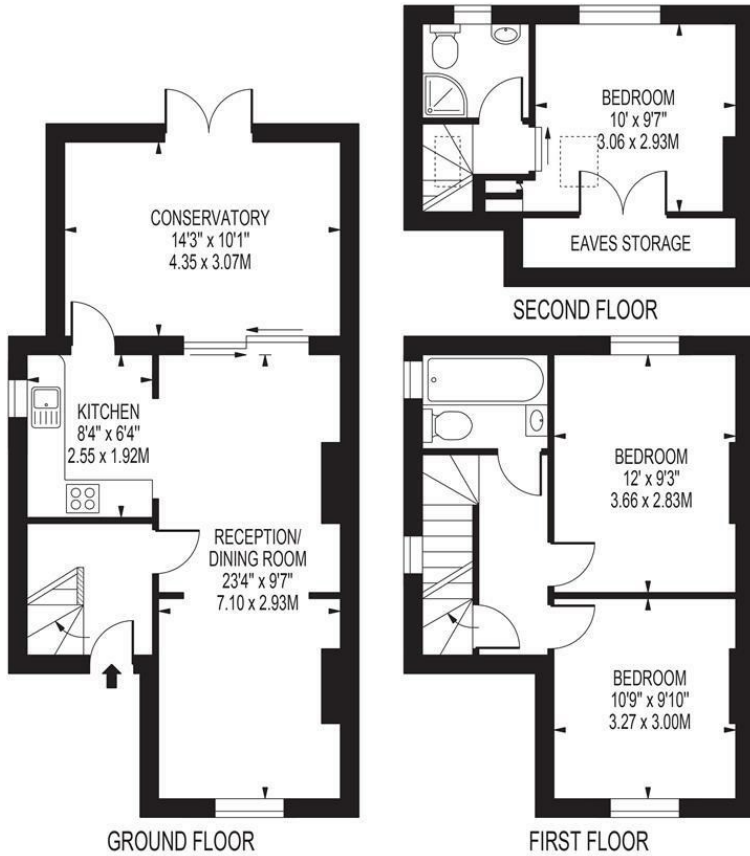


A beautifully presented, loft extended three double bedroom, two bathroom end of terrace family home located with off street parking located on the Colliers Wood border close to excellent schools within a short walk to both the Tube and Mainline Stations is offered to the market with no onward chain. This superb property comprises of a through lounge/diner, fitted kitchen, conservatory with direct access to the landscaped low maintenance garden. For those looking for something with potential there are still the opportunity to extend the rear of the house subject to the usual planning permissions.

HAWKES ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1012 SQ FT - 94.06 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 36 SQ FT - 3.30 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

- Three Double Bedrooms
- Beautifully Presented
- End Of Terrace
- Two Bathrooms
- Off Street Parking
- No Onward Chain
- Quiet Location
- EPC Rating : TBC
- Merton Council Tax Band : C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Celebrating 30 years of successful Sales and Lettings in Merton

