

**Heathfield Drive  
Mitcham, CR4 3RD**

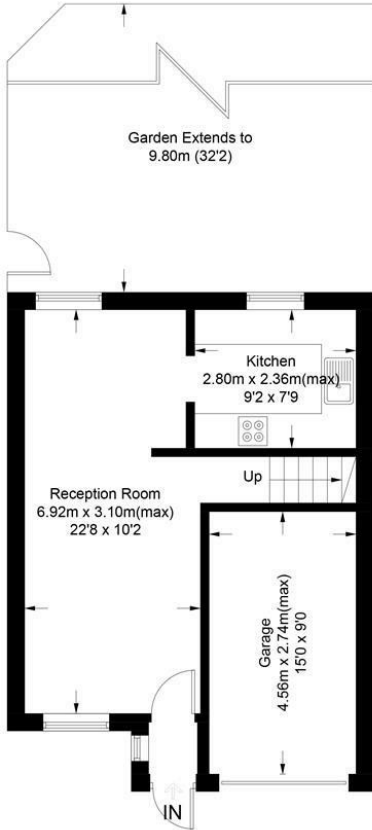
**£565,000 Freehold**



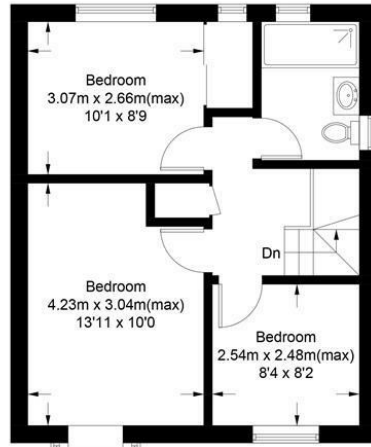
**A well presented three bedroom semi end of terrace family home located in a quiet residential cul-de-sac that is only a 10-15 minute walk to Colliers Wood Underground Station. This lovely family home comprises of three bedrooms, family bathroom, fitted kitchen, open plan lounge/diner with access to the large rear garden. The property is spacious and bright throughout and comes with the added benefit of off road parking and a garage.**

## Heathfield Drive, CR4

Approximate Gross Internal Area = 71.7 sq m / 772 sq ft  
 Garage = 11.6 sq m / 125 sq ft  
 Total = 83.3 sq m / 897 sq ft



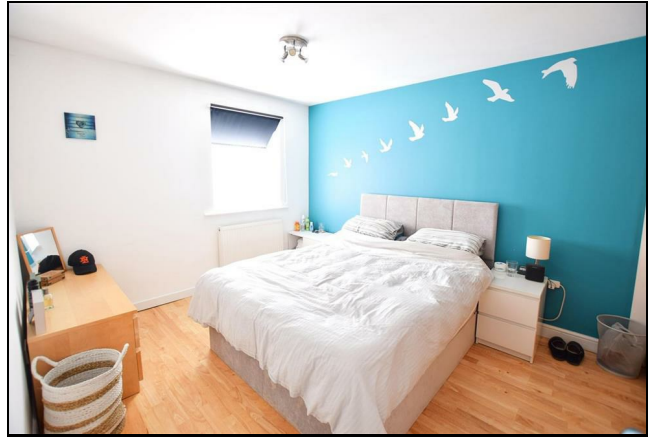
Ground Floor



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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- End Of Terrace
- Well Presented
- Three Bedrooms
- Garage
- Good Sized Rear Garden
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(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	

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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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