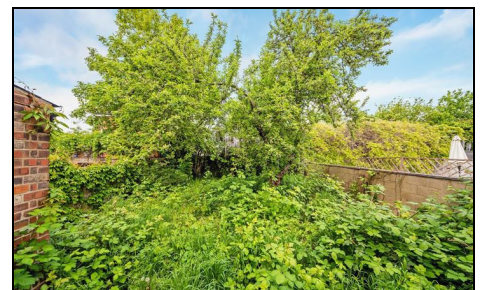


Heyford Road Mitcham, CR4 3EU

£500,000 Freehold



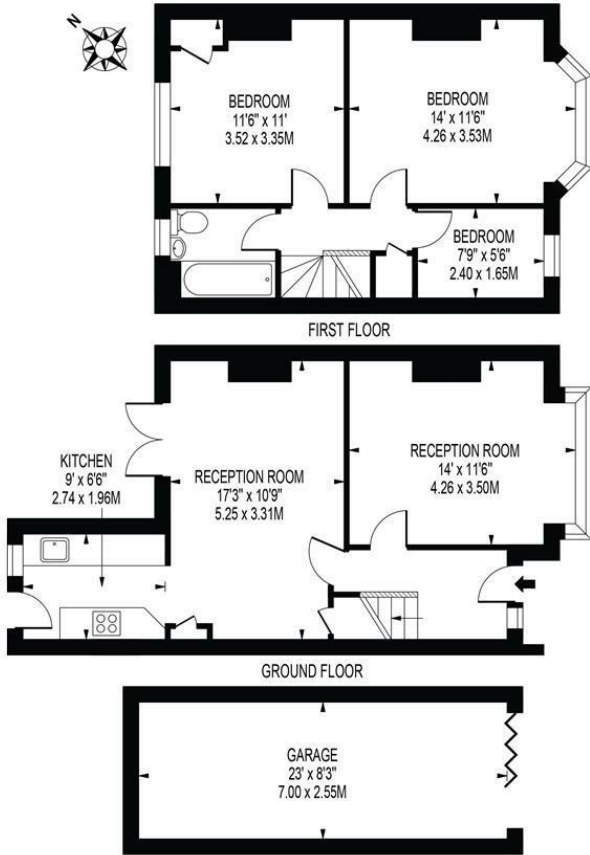
An end of terrace three bedroom family home offering two receptions off street parking, Garage, no onward chain and the potential to extend subject to the usual planning permissions. The property is located on a sought after cul-de-sac less than a mile of Colliers Wood Underground Station and Mitcham Eastfields Mainline Station. With huge potential and no onward chain we recommend booking viewings early to avoid disappointment.

HEYFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 883 SQ FT - 82.06 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 192 SQ FT - 17.85 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 Bedrooms
- No Onward Chain
- Two Receptions
- Garage
- Front & Rear Gardens
- Close To Transport Links
- Good Amenities Nearby
- EPC Rating : E
- Merton Council Tax Band : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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.

Celebrating 30 years of successful Sales and Lettings in Merton

