



Kennet Square, Mitcham, CR4 3RR





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## Four bedroom townhouse

Substantial four bedroom townhouse with no upward Chain. Set over three floors this family home benefits from a garage with driveway for two vehicles, private rear garden with a sunken hot tub extension and a large open plan kitchen with coffee bar! Viewing highly recommended.

### DESCRIPTION

Substantial four bedroom townhouse with no upward Chain now being offered for sale in this desirable gated development in Mitcham. Just a walk from Colliers Wood tube station this spacious property is not to be missed.

The property is located in the corner of Kennet Square and as you approach you are greeted with a private driveway which is able to accommodate two vehicles in front of the garage. To the left of the garage door is the front door of the property.

As you access the property you initially walk through a porch area which has been utilised as a great storage space with built in storage along one wall which currently houses the washing machine and dryer.

**HALLWAY** 23' 1" x 6' 7" (7.06m x 2.01m) Once you have passed through the porch you enter the main hallway which has laminate flooring throughout and sensor lighting which comes on and off as people walk into the hallway. From the hallway you have the staircase leading to the first floor which benefits

from built in storage underneath, a downstairs WC and a doorway leading into the kitchen.

**DOWNSTAIRS WC** 5' 9" x 2' 10" (1.77m x 0.88m) From the hallway you have a downstairs WC which has a tiled wall hung WC, heated chrome towel rail and a modern WHB with built in cabinet below.

**KITCHEN** 15' 7" x 15' 7" (4.76m x 4.75m) The kitchen is definitely the hub of this home which has been knocked through from it's original design to create this large open plan layout.

The kitchen is a modern design with gloss aubergine floor and wall cabinets and white corian style worktops throughout. The kitchen comes complete with a sunken sink, built in bosch dishwasher, double baumatic self cleaning oven, large five ring gas hob from bosch, extractor fan and large american style fridge freezer which includes a filtered water dispenser and ice machine.

The cabinets have large drawer storage as well as a range of shelved units. The kitchen splash back is tiled with white and

black subway tiles and the floor is ceramic tiled throughout.

The kitchen not only benefits from a breakfast bar area but also has a coffee bar area running along two walls of the kitchen with seating.

From the kitchen you then have doored access to the garage at the front of the property and the extension at the rear of the property.

**GARAGE/RECEPTION ROOM** 16' 7" x 8' 7" (5.08m x 2.63m) The Garage is currently being utilised as a storage/study room and has had extra power and recessed dimmable LED lighting installed. The room offers complete flexibility and could further be converted into a habitable room or alternatively returned back to full use as a garage.

**OPEN-FRONTED EXTENSION** 9' 3" x 14' 9" (2.83m x 4.50m) The rear lean to extension is currently open to the garden but could be closed off with the addition of doors. The extension has power and lighting installed and currently houses a sunken Jacuzzi hot tub. The flooring is tile effect

### SUMMARY OF ACCOMMODATION

- Four Bedrooms
- Two Bathrooms and downstairs WC
- Over three floors
- Two Reception Rooms
- Large open plan integrated kitchen
- Extension to the rear with sunken Hot Tub
- Private rear garden
- Driveway parking & Garage
- Quiet gated development
- Walking distance to Colliers Wood Underground



leading out onto a decked area.  
**REAR GARDEN** 27' 10" x 14' 9" (8.50m x 4.50m) The rear garden is low maintenance with an area of timber decking leading to artificial grass. The garden benefits from a tree and bamboo screen to the rear boundary and a timber panel fence around all boundaries. There is also a small timber shed in the rear corner of the garden.

### **FIRST FLOOR**

**LOUNGE** 16' 7" x 14' 6" (5.06m x 4.42m)  
Accessed from the first floor landing is this substantial lounge which runs the full width of the property and benefits from lots of natural light through both a window and Juliet balcony overlooking the front of the property. Both the window and sliding door benefit from fitted blinds. The room is neutrally decorated and has laminate flooring throughout and chandelier lighting.

**MASTER BEDROOM** 10' 5" x 13' 5" (3.20m x 4.10m) To the rear of the property is the master bedroom which has recently been updated. The room benefits from substantial built in wardrobes along both sides with the double bed positioned centrally. The room has solid oak flooring throughout and feature up lighting around the ceiling.

**ENSUITE** 5' 0" x 8' 7" (1.53m x 2.62m) This ensuite has recently been refurbished to a high standard to include underfloor heating and Italian marble to the floor and walls. The suite comes complete with wall hung WC and floating effect WHB with built in alcoves and lit steam free heated mirror. The walk in shower has a rain fall shower

as well as a standard shower head and glass screen.

### **SECOND FLOOR**

**BEDROOM 2** 10' 5" x 13' 7" (3.20m x 4.15m)  
The second bedroom is another large double bedroom at the rear of the property which runs the full width of the property. The room is neutrally decorated, with built in wardrobes along one wall and is carpeted throughout.

The room has two windows over looking the rear garden allowing lots of natural light into the room.

**BATHROOM** 6' 10" x 8' 7" (2.10m x 2.63m)  
The main bathroom is accessed off the second floor landing and comes complete with a modern white suite including WC, WHB, bath with shower over and glass shower screen.

**BEDROOM 3** 14' 9" x 8' 3" (4.52m x 2.52m)  
Bedroom 3 is another good sized double bedroom which is neutrally decorated and carpeted throughout. It comes complete with a built in wardrobe along one wall and a window over looking the front of the property.

**BEDROOM 4** 11' 5" x 7' 0" (3.50m x 2.15m)  
This bedroom is currently used as a childrens bedroom and benefits from a built in wardrobe and window over looking the front of the property. The room is carpeted throughout.

**ATTIC** The attic has an access hatch in the ceiling over the second floor landing. Currently not used this allows further opportunity for conversion - subject to the necessary planning permission. Similar properties in the development have

already converted the attic space into habitable space.

**LOCAL AREA** Kennet Square is superbly located in Zone 3 London for all your local amenities, schools and transport links to London and beyond.

Colliers Wood tube station (Northern Line) is just a short walk from the property with both Tooting and Mitcham Eastfields mainline train stations both less than a mile away.

For shops you have a large Asda, Sainsburys and Marks & Spencers nearby and just 0.3 miles away you have the Tandem Centre retail park which houses brands such as Sports Direct, TK Maxx, Next, WH Smith, Boots, Nandos and Starbucks. Large Nuffied gym and pool 0.3 miles.

Within 0.5 miles of the property you have three primary schools: Liberty Primary, Bond Primary and Haslemere. Further local schools include RISE Education, Eagle House School and Wimbledon School of Art.

**PLEASE NOTE** Tenure: Freehold

The communal square is maintained through a service charge paid by all residents of £290 per annum.

Council tax band F - Merton London Borough Council.

Total internal area of property is approximately 1658 sq ft.

Gas Central Heating throughout.

Sliding Sash UPVC windows throughout.

Viewing advised and by appointment only.

**DISCLAIMER** Fixtures and fittings other than those mentioned are to be agreed with the Seller.

All measurements are approximate and are taken using a laser tape.

### **Property Misdescriptions Act 1991.**

Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to any exchange of contracts to purchase. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

### **Money Laundering**

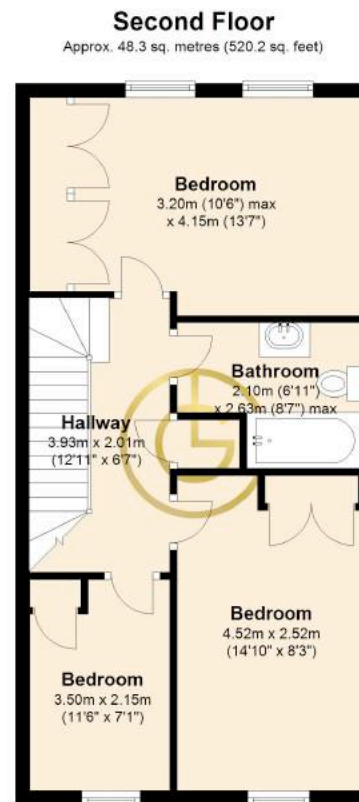
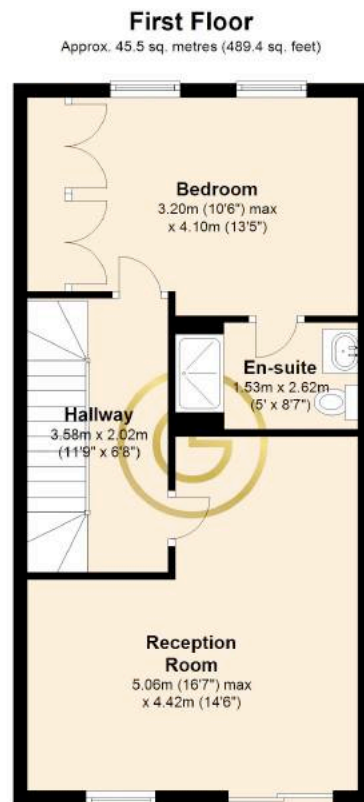
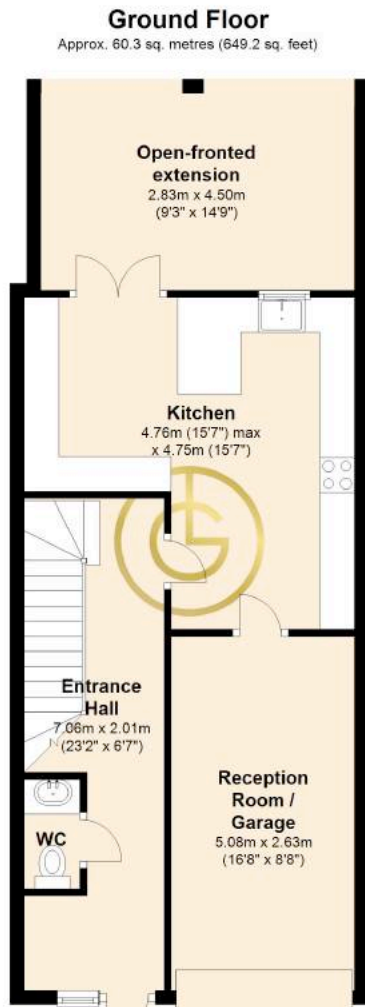
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Liberty Gate require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. Passport or photo card driving license and a recent utility bill. This evidence will be required prior to Liberty Gate instructing solicitors in the purchase or the sale of a property.



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APROX. GROS INTERNAL FLOOR AREA 1,658 sq ft/ 154 sq m



## GENERAL INFORMATION

**TENURE:** Freehold

## LOCAL AUTHORITY:

Merton London Borough Council

## DISTANCES:

Colliers Wood tube station

(Northern Line) – 0.6 miles

Tooting Railway Station – 0.8 miles

Mitcham Eastfields Railway Station – 0.8 miles

Tandem Centre Retail Park – 0.3 miles

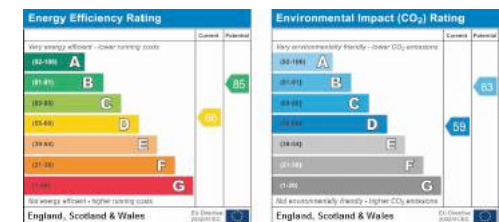
## TRANSPORT LINKS TO:

London Waterloo is a quick 21 minute direct journey from Colliers Wood Station.

Wimbledon Lawn Tennis Club – 0.3 miles

Wimbledon Town Centre – 2.0 miles

Richmond Park is the largest of London's Royal Parks just 4.5 miles away.







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