

TO LET



Homefield Gardens, Mitcham, CR4

£2,650.00 PCM

 **3**

 **1**


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Property Description

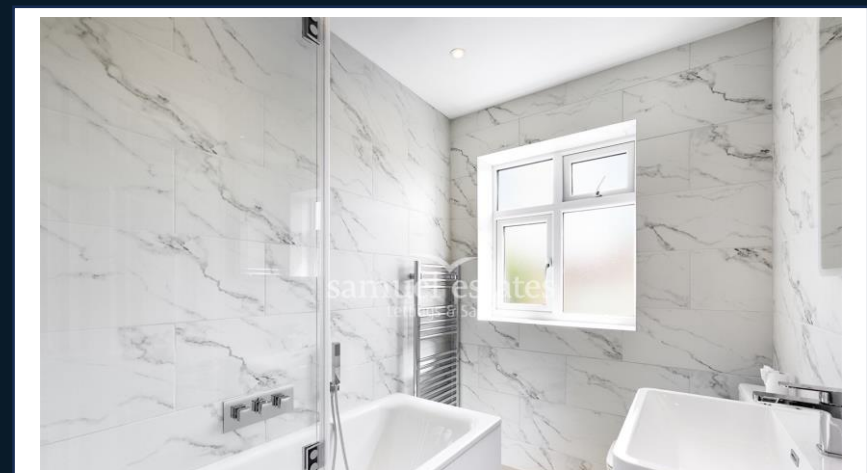
An absolutely gorgeous, spacious and modern three bedroom house is available on the quiet residential Homefield Gardens, Mitcham, CR4 3BZ. Upon entering the property, you are greeted by a spacious hallway which leads onto a living room with stunning bay windows which allows in plenty of natural light, a downstairs WC, and huge open kitchen dining room with a stylish fully equipped kitchen.

The first floor has two well-proportioned bedrooms, a small bedroom / study and a outstanding three piece bathroom with shower over bath. Added benefits include double glazed windows throughout, brand new radiators and gas central heating, a large private garden, a modern kitchen and stylish three piece bathroom.

The property is ideally located a short distance to Colliers Wood Highstreet and South Wimbledon offering excellent pubs, restaurants, shops, and transport with the choice of two tube stations allowing great transport links. The property is perfect for a growing family or a couple needing more space.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

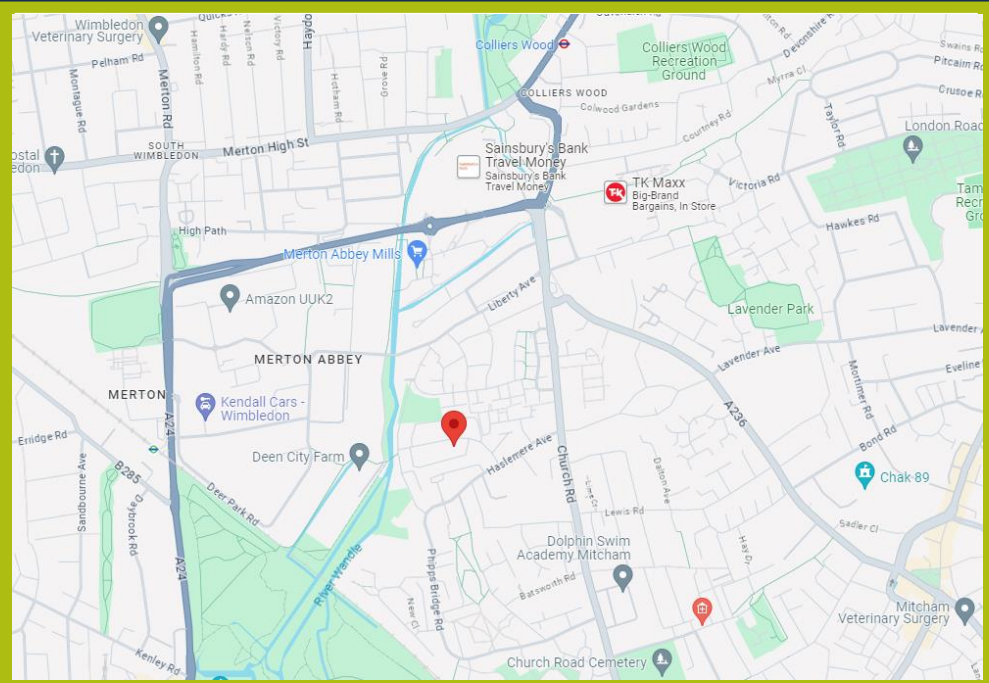
Date Available – 19/08/2024

Holding deposit amount – £611

Security Deposit amount (Five weeks rent) – £3,057.00

Council Tax Band – D

Local Authority – Merton Council



Property Type

House (End of Terrace)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas - Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of Risk: None

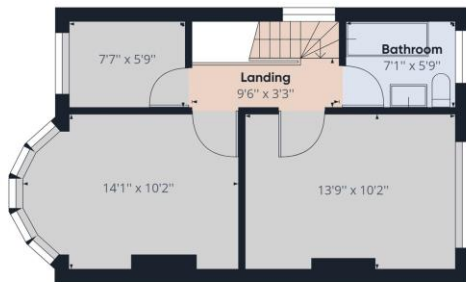


Proposed Development in Immediate Locality?

None



Ground Floor Building 1



Floor 1 Building 1

C756P1-63

Approximate total area⁽¹⁾
1008.97 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889

