

## 76 HAWKES ROAD MITCHAM, CR4 3JG

**£399,995**  
**FREEHOLD**

\*\* OFFERED WITH IMMEDIATE VACANT POSSESSION IS THIS TWO DOUBLE BEDROOM TERRACE HOUSE \*\*

The property has been updated over the years and benefits from gas central heating and double glazing to most rooms but will now require some modernisation and redecoration.

Hawkes Road is positioned between Tooling and Mitcham borders and offers access to local transport facilities including the Northern line tube and over ground stations. There are a number of bus services also close by.

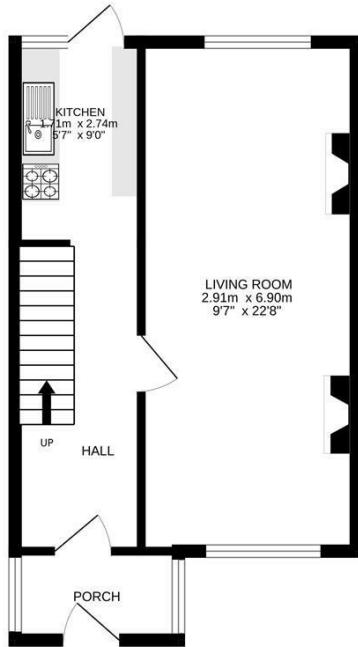
The house is also within proximity to the open spaces of Figges Marsh and local shops.

The property comprises of an entrance porch with entrance hall, kitchen and through lounge to the ground floor and two double bedrooms and a bathroom/wc on the first floor.

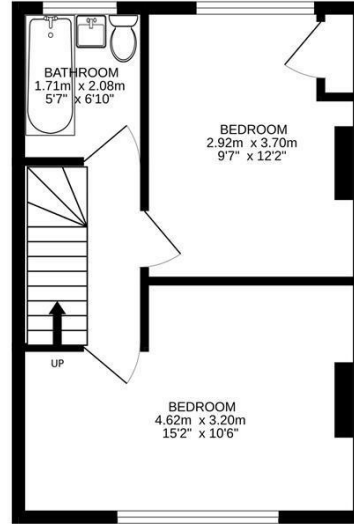


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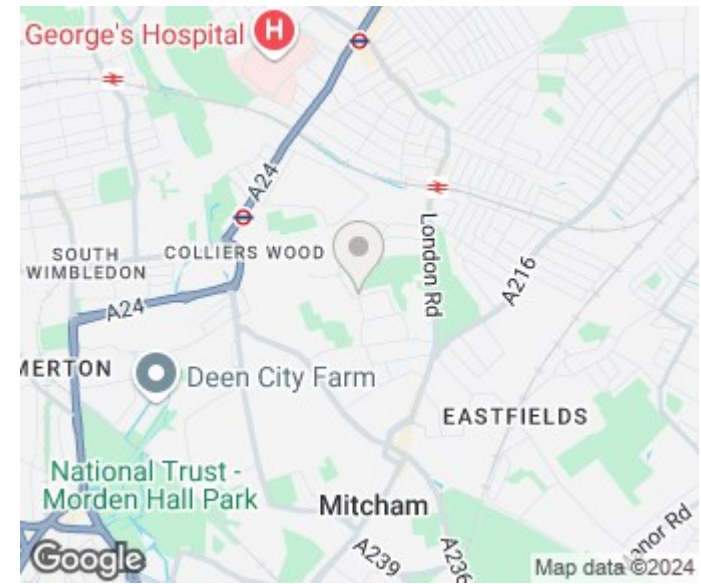


Ground floor  
33.9 sq.m. (364 sq.ft.) approx.



1st floor  
31.4 sq.m. (338 sq.ft.) approx.

TOTAL FLOOR AREA: 65.3 sq.m. (702 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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