



40 HEYFORD ROAD MITCHAM, CR4 3EU

£480,000
FREEHOLD

*** LOCATED IN A POPULAR CUL DE SAC IS THIS EXTENDED THREE BEDROOM MID TERRACE HOUSE OFFERED WITH NO FORWARD CHAIN ***

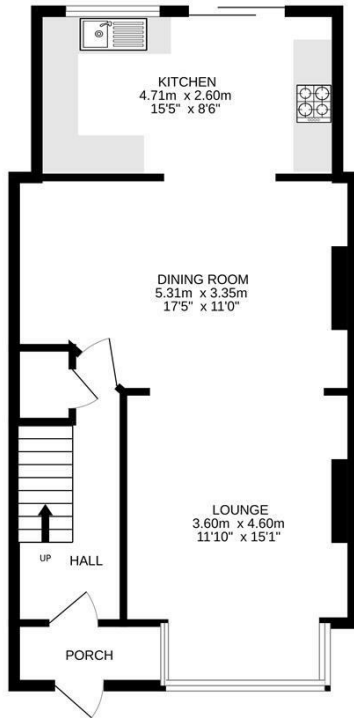
The property has been well maintained over the years and benefits from gas central heating, double glazing and features a ground floor extension to the rear which provides a bigger kitchen/breakfast room.

The property will however require some updating and modernisation but is offered for sale with immediate vacant possession.

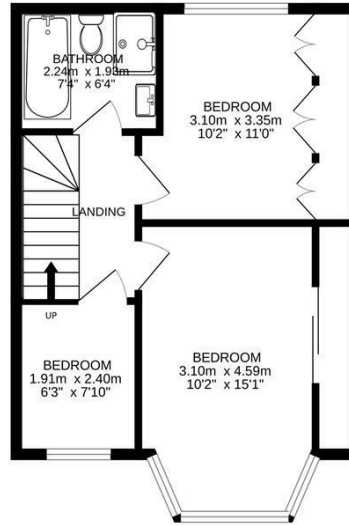
Heyford Road is conveniently located for Mitcham town centre and is within proximity to Colliers Wood tube station and local bus services. You can also access the Tramlink which can take you into Croydon and Wimbledon town centres



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Ground floor
53.3 sq.m. (574 sq.ft.) approx.



1st floor
39.1 sq.m. (421 sq.ft.) approx.

TOTAL FLOOR AREA: 92.4 sq.m. (995 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) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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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