

**Heathfield Drive  
Mitcham, CR4 3RG**

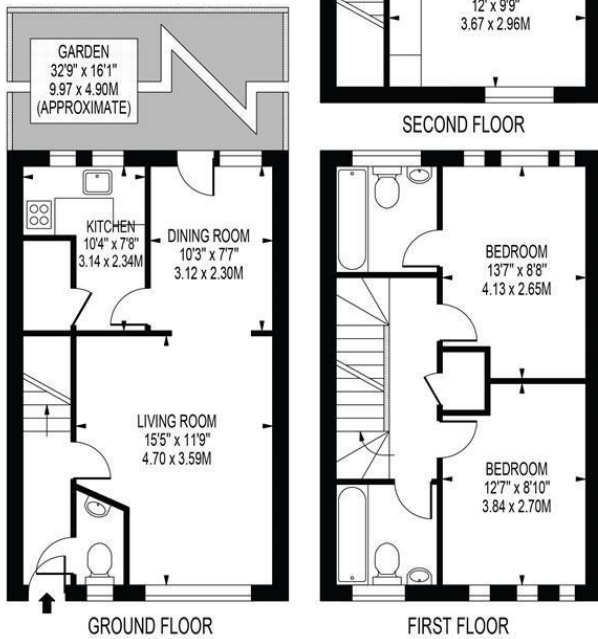
**£650,000 Freehold**



**Ellisons are pleased to bring to the market this spacious three storey, four bedroom, two bathroom family town house, offered for sale in a sought after development close to Colliers Wood Underground Station and amenities at the High Street and Tandem Centre. The property further benefits from off street parking, downstairs W/C and the potential to extend. This is a fantastic opportunity for anyone looking to buy a good sized house in the area.**

## HEATHFIELD DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1103 SQ FT - 102.46 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.

- Four Bedrooms
- Two Bathrooms
- Downstairs W/C
- Off Street Parking
- Over Three Floors
- Potential To Extend
- EPC Rating : C
- Merton Council Tax Band : E



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	87
<b>England &amp; Wales</b>	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

