

Wilkins Close Mitcham, CR4 3SA

£600,000 Freehold

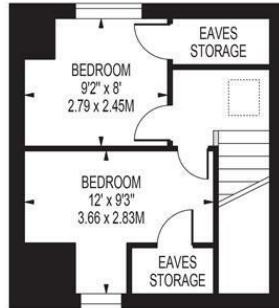


A well presented four bedroom, two bathroom family home, located in a sought after area close to both Tube Station, Supermarkets and Parks. This desirable home comprises a through lounge diner with direct access to the private rear garden, modern fitted kitchen and a downstairs W/C. On the upper floors you will find four bedrooms, two bathrooms, one being en-suite and storage space. The property has been well maintained by the original owners and further benefits from off street parking for several vehicles. A must view house for anyone looking in the area.

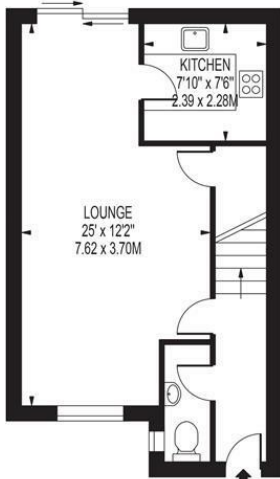
WILKINS CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1085 SQ FT - 100.84 SQ M
(INCLUDING EAVES STORAGE)

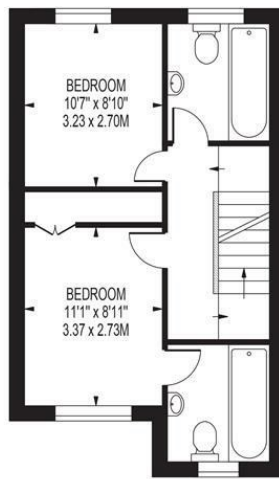
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 34 SQ FT - 3.15 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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
- Close To Tube Station
- Driveway
- Quiet Location
- Two Bathrooms
- Downstairs W/C
- EPC Rating : D
- Merton Council Tax Band : E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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