

## Hawkes Road Mitcham, CR4 3JG

**£500,000 Freehold**

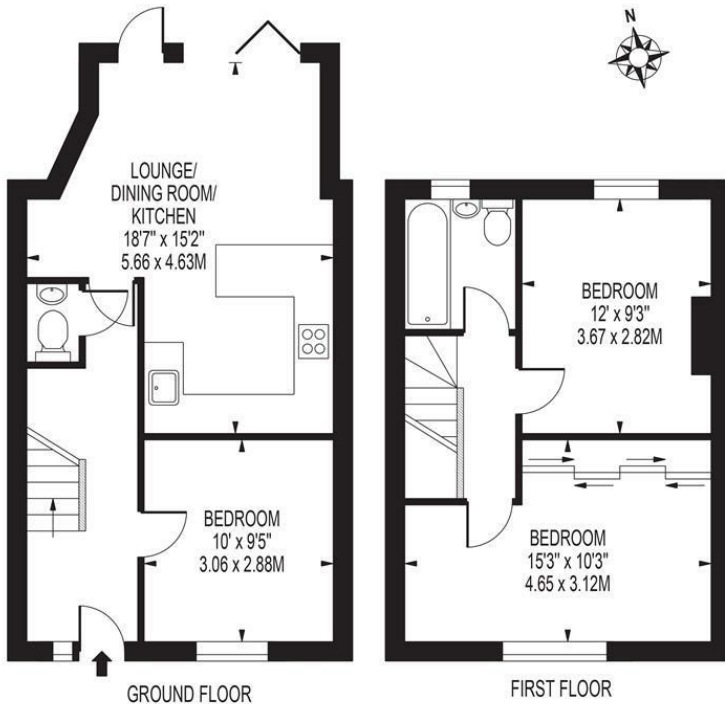


A beautifully presented and rear extended three bedroom family home located on a sought after road on the borders of Colliers Wood. This lovely property comprises of an open plan newly fitted kitchen/lounge/diner with bi-folding doors leading out to the private quiet garden, wood flooring, third bedroom and a downstairs W/C. Upstairs are two good sized double bedrooms and the family bathroom, a loft that could be converted to create a further bedroom and bathroom subject to the usual planning permissions. This property also (subject to planning) has the potential for off street parking making it very desirable indeed. A great residential road which is becoming very popular with both young families and commuters due to the great living space offered and its close proximity to both Colliers Wood Underground and Tooting Thames Link Station.



## HAWKES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 769 SQ FT - 71.45 SQ M



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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.



- Three Bedroom House
- Beautifully Presented
- Rear Extended
- Newly Fitted Kitchen
- Downstairs W/C
- Recently Refurbished
- EPC Rating : C
- Merton Council Tax Band : C

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>	74	
(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		
England & Wales		
EU Directive 2002/91/EC		

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