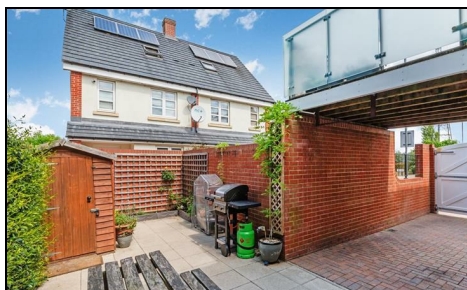


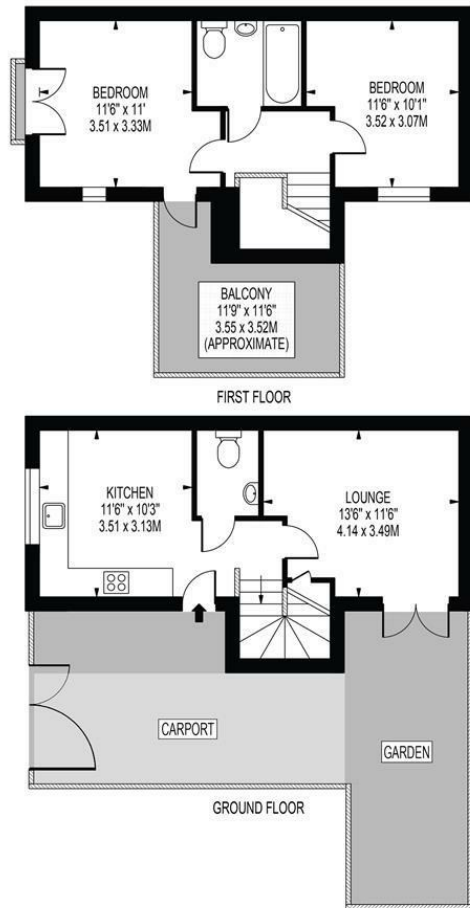
Hay Drive Mitcham, CR4 3GS

£525,000 Freehold



A fantastic two double bedroom house, located within a modern, well located development close to both Colliers Wood Tube Station and Mitcham Eastfields Mainline Station. Comprising a modern, fully fitted kitchen/diner, downstairs W/C, and a great-sized living room with French doors leading out to the private garden. Upstairs are two double bedrooms and a modern fitted family bathroom. The master bedroom has its own private balcony, an ideal place to enjoy your morning coffee. This property also has the added bonus of an off street car port and additional vehicle permit. This is an ideal property for a first time buyer looking to move into the area.

HAY DRIVE APPROXIMATE GROSS INTERNAL FLOOR AREA: 695 SQ FT - 64.57 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.

- Two Double Bedroom House
- Private Garden
- Off Street Parking and Permit Parking On Road
- Private Balcony
- Integrated Security System
- Solar Panels
- Fantastic and Convenient Location
- Ideal First Time Purchase
- EPC Rating : A
- Merton Council Tax Band : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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