

**Heathfield Drive  
Mitcham, CR4 3RD**

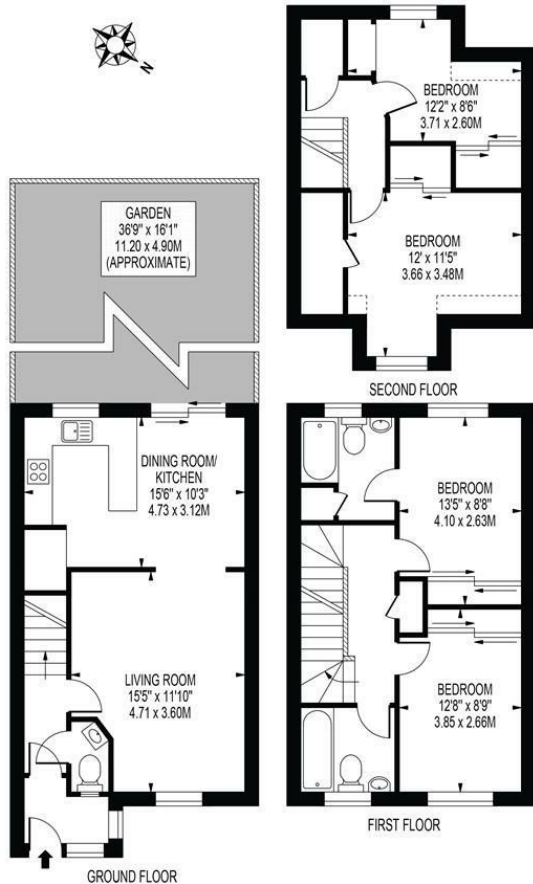
**£665,000 Freehold**



**An impressive and recently refurbished four bedroom family home located on the borders of Tooting, within walking distance to Colliers Wood Tube Station. Comprising of a fantastic fully fitted Wren kitchen/diner including dishwasher with doors that lead out onto the private west facing rear garden, spacious lounge, downstairs W/C, four bedrooms, en-suite to the master and the family bathroom. This property also has the added benefit of no onward chain and off street parking, making it perfect for any family.**



**HEATHFIELD DRIVE**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1149 SQ FT - 106.79 SQ M  
 (INCLUDING RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 16 SQ FT - 1.52 SQ M



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 Bedroom House
- Beautifully Presented
- Recently Refurbished
- No Onward Chain
- Two Bathrooms
- Off Street Parking
- EPC Rating : C
- Merton Council Tax Band : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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