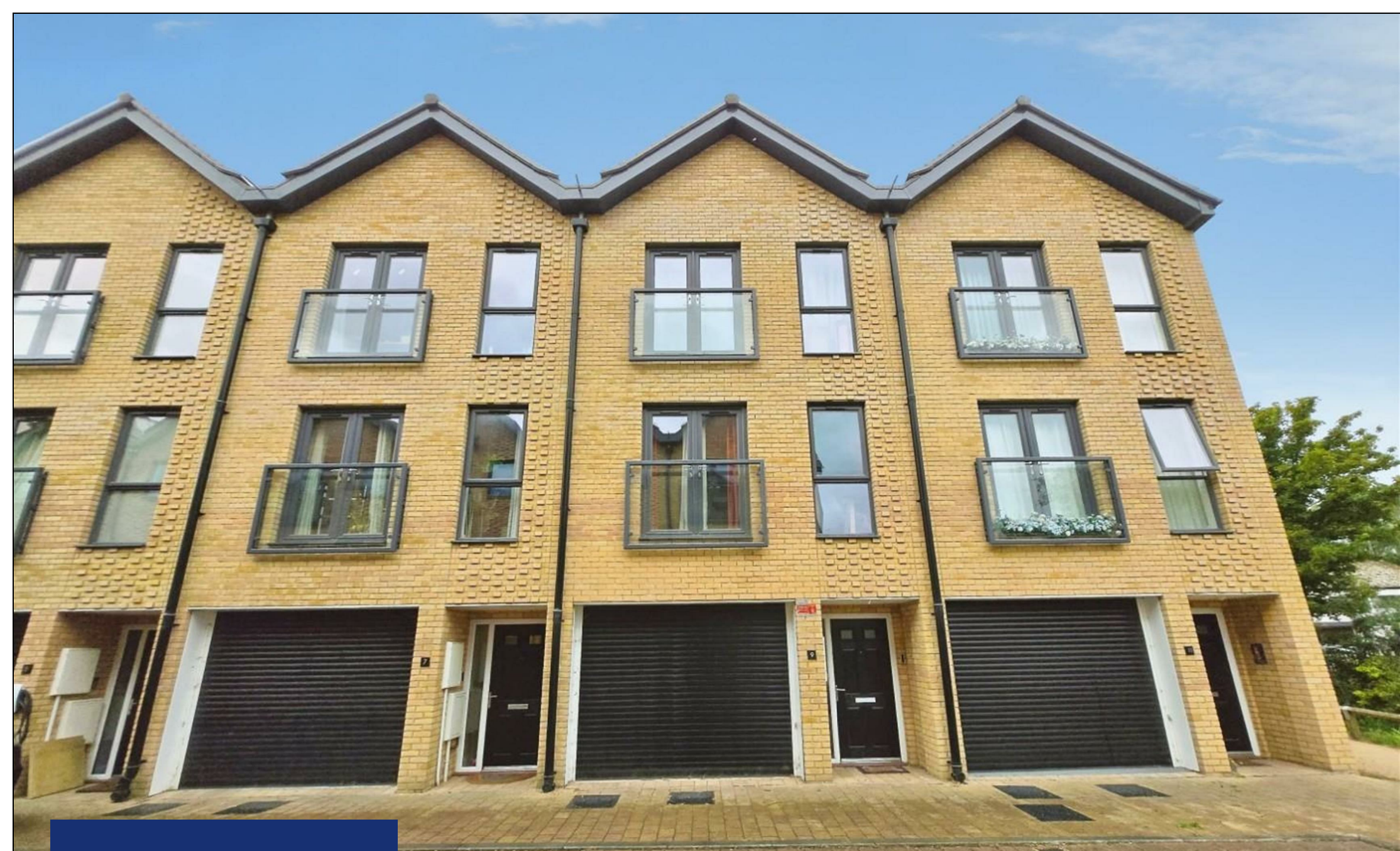




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Daffodil Close, Mitcham Junction

Guide Price £625,000



GUIDE PRICE £625,000 - £650,000 - This impressive three double bedroom townhouse, constructed as part of the Millfield Development by Redrow Homes in 2020, offers stylish and versatile accommodation across three well-designed floors. Finished to a high standard throughout, the property is perfectly suited to modern family life and provides an excellent opportunity for buyers looking for a turnkey home.

The ground floor features a contemporary fitted kitchen/dining room with a range of integrated appliances, together with a downstairs WC. Occupying the first floor is a bright and spacious living room, where double doors open onto a generous private terrace. Also on this level is the third double bedroom and a modern family bathroom.

The second floor comprises two further generously sized double bedrooms, both benefiting from Juliet balconies and their own en-suite shower rooms, offering comfortable and flexible accommodation for families or guests alike.

Outside, the property boasts a private rear garden along with a double garage, providing excellent parking and storage facilities. The garage also offers scope to be partially converted into additional living space, while still retaining a single garage, subject to the necessary planning permission.

Ideally situated for a selection of well-regarded schools and nearby green spaces, including being adjacent to the River Wandle and the Wandle Trail offering excellent hiking and cycling, the property is also conveniently located just 0.5 miles from Mitcham Junction station.

In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering and identity checks on all buyers involved in a property transaction. The provider will contact you to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable.

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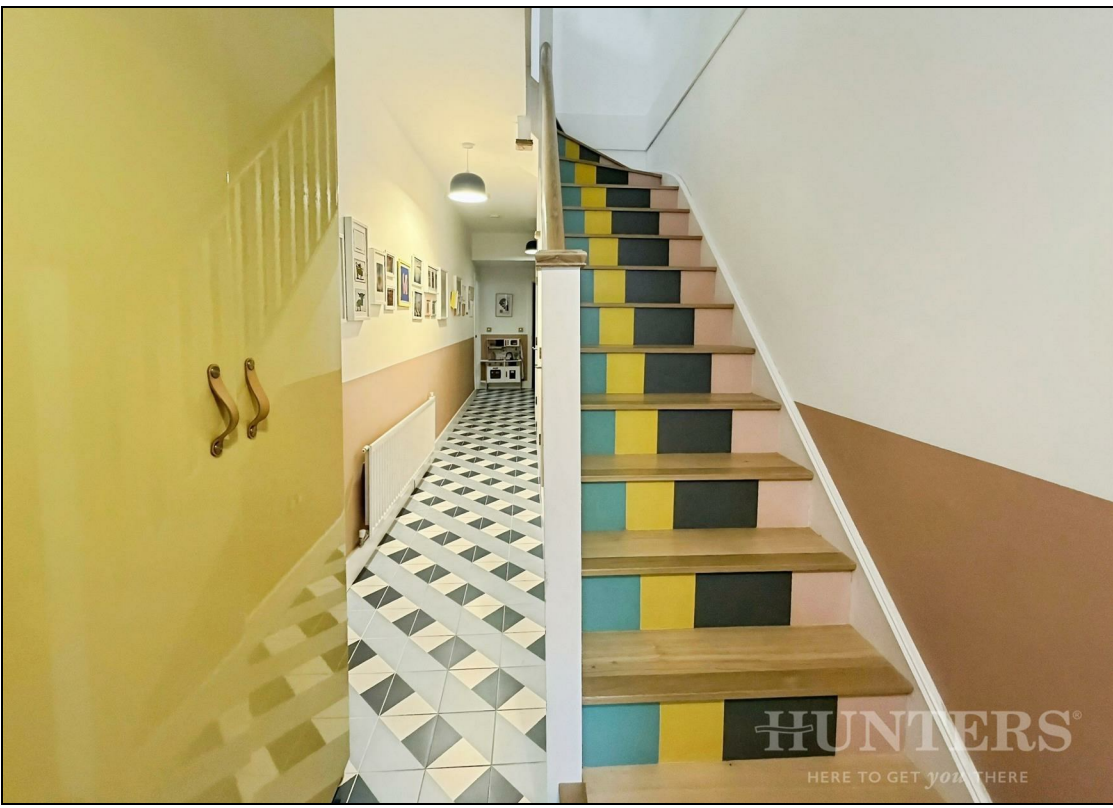
KEY FEATURES

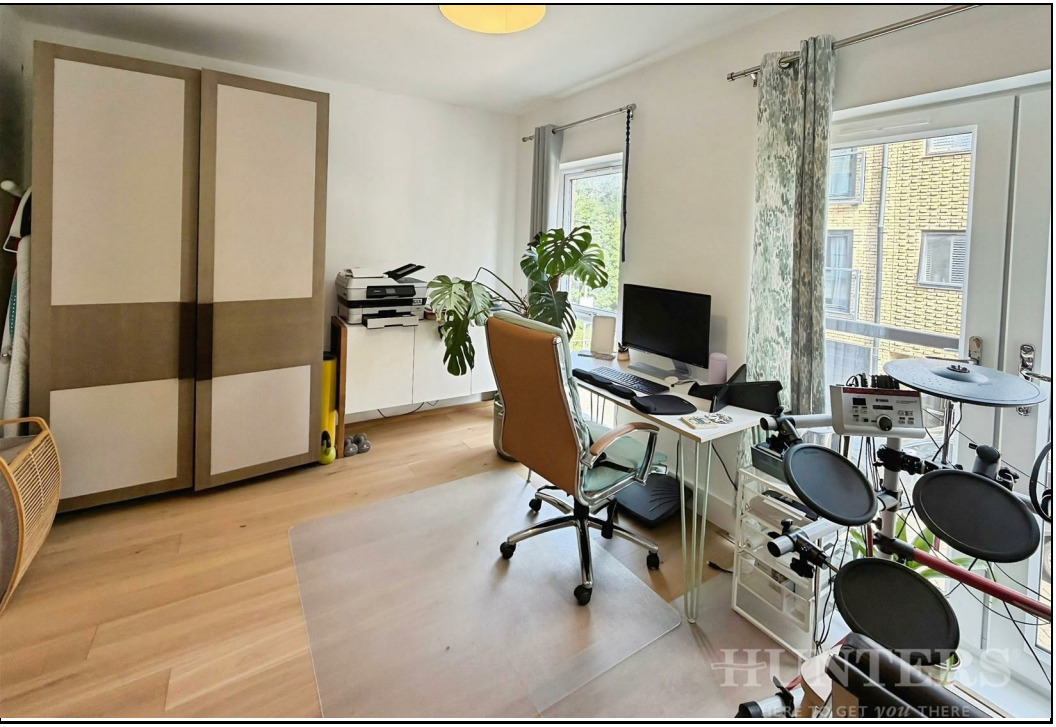
- 3 DOUBLE BEDROOMS EACH WITH A JULIET BALCONY
 - EXCLUSIVE TO HUNTERS
- REAR GARDEN AND PRIVATE TERRACE
- BEAUTIFULLY PRESENTED TURN-KEY HOME
 - REMAINING NHBC WARRANTY
 - POPULAR MILLFIELDS DEVELOPMENT
- DOUBLE GARAGE WITH POTENTIAL TO CONVERT (STPP)
- SET IN GROUNDS ADJACENT TO THE RIVER WANDLE











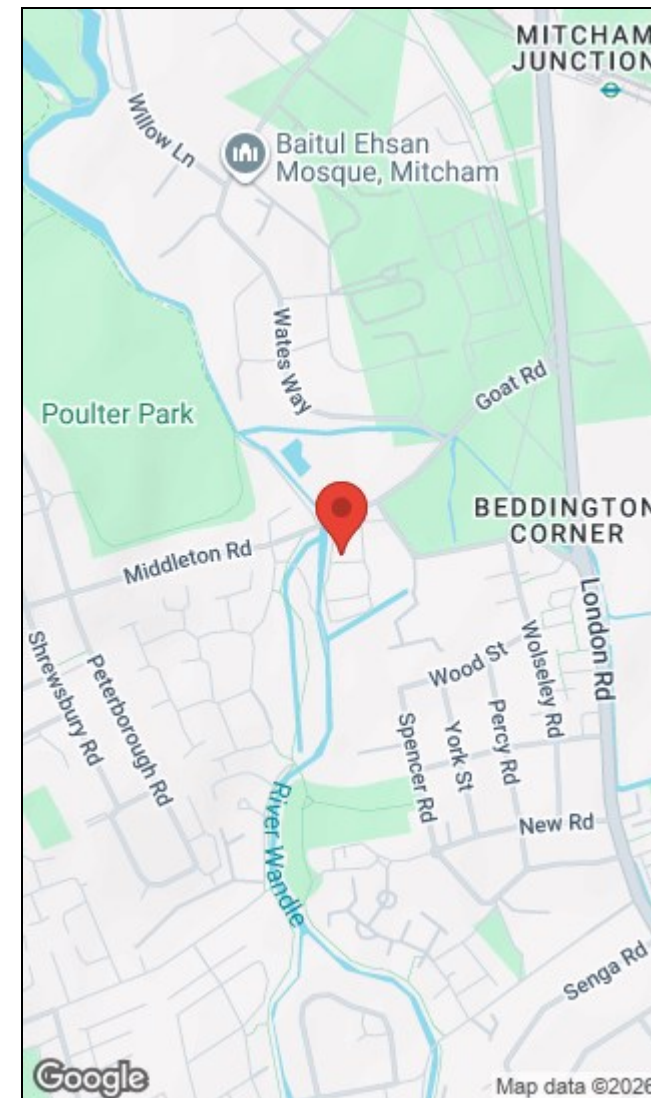






Approx. Gross Internal Floor Area 1440 sq. ft / 133.79 sq. m (Excluding Garage)

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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