



**Hawthorne Avenue, Mitcham CR4 3DN**



**welcome to**  
**Hawthorne Avenue, Mitcham**

This charming three-bedroom home offers an excellent opportunity for families seeking a spacious home in a highly convenient location.

The ground floor boasts two bright and welcoming reception rooms, perfect for entertaining and relaxing - as well as a formal dining space. To the rear, a generously sized kitchen provides ample storage and workspace, with direct access to the private garden - ideal for outdoor dining and family enjoyment.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. The layout offers versatility, making it easy to adapt to your lifestyle needs.

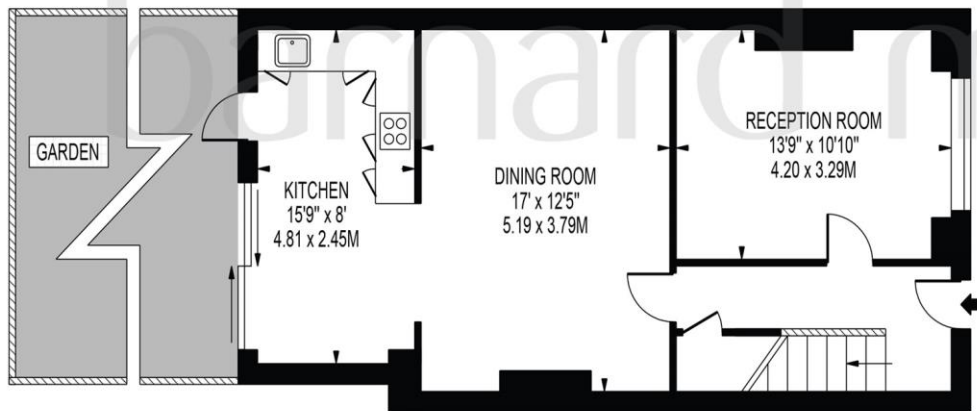
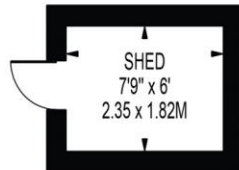
Situated just moments from Colliers Wood Station, the property benefits from excellent transport links, along with a great choice of local shops, cafes and schools nearby.



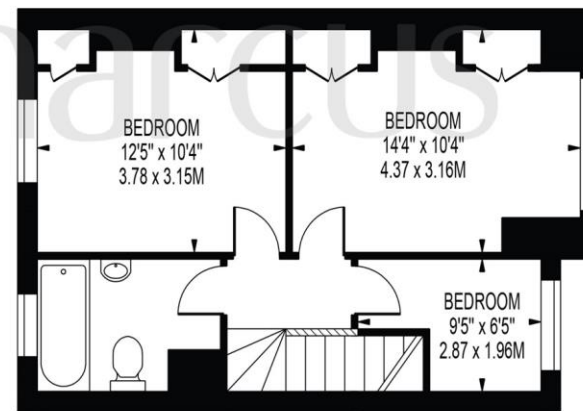
## HAWTHORNE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1023 SQ FT - 95.04 SQ M  
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL AREA OF SHED: 46 SQ FT - 4.27 SQ M



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.

**welcome to**

## **Hawthorne Avenue, Mitcham**

- Three Bedrooms
- Garden
- Close to Colliers Wood Station
- Two Reception Rooms
- Large Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £525,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MTM109252](https://barnardmarcus.co.uk/Property/MTM109252)



Property Ref:  
MTM109252 - 0007

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