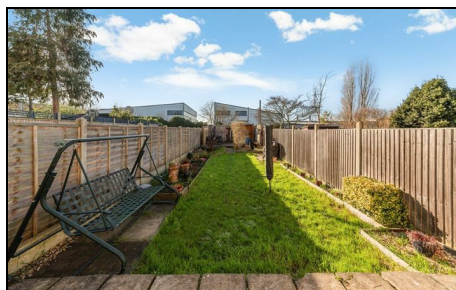


Hatton Gardens Mitcham, CR4 4LG

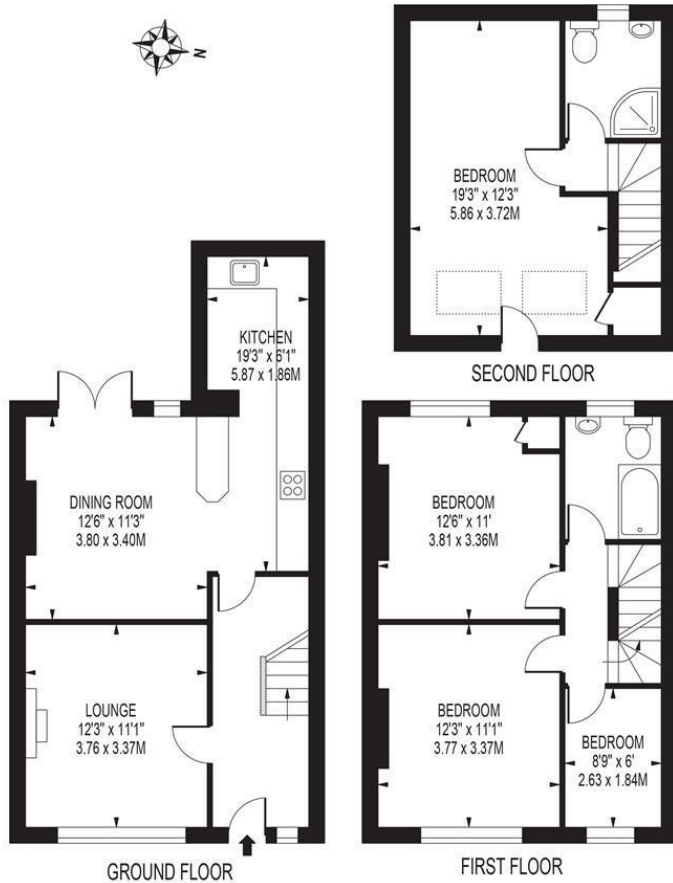
£600,000 Freehold



A well presented four bedroom terraced family home, located on a quiet residential road close to good local schools and a variety of transport links. The property comprises a spacious fitted kitchen that leads onto a bright dining area with access to a large south facing private garden and separate living room. Upstairs boasts three good sized double bedrooms, one single room and two bathrooms. The property further benefits from off street parking, and would be ideal for a family looking to upsize in the area. Early viewings are advised.

HATTON GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1238 SQ FT - 115.05 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.



- Terraced Family House
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Large South Facing Rear Garden
- Off Street Parking
- Nearby Transport Links
- Freehold
- EPC Rating : C
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B	74	
(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	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

