

**Heathfield Drive
Mitcham, CR4 3RD**

£625,000 Freehold



A spacious and well presented, three storey, four bedroom family town house, offered for sale in a sought after development close to Colliers Wood Underground Station and amenities at the High Street and Tandem Centre. The property benefits from off street parking and the potential to extend. This is a fantastic opportunity for anyone looking to buy in the Colliers Wood area.

Heathfield Drive, CR4

Approximate Gross Internal Area = 103 sq m / 1106 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
 The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Four Bedrooms
- Quiet Location
- Close To Tube Station
- Off Street Parking
- Potential To Extend
- Good Amenities Nearby
- Merton Council Tax Band : E
- EPC Rating : C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	71	
(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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