



**Hay Drive, Mitcham CR4 3GS**

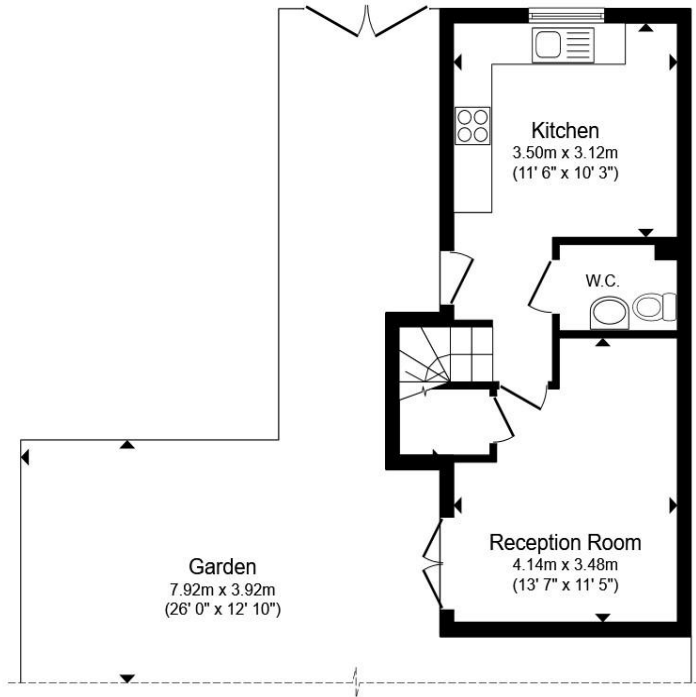
**welcome to**  
**Hay Drive, Mitcham**

Situated on the desirable Hay Drive, this charming two-bedroom freehold home enjoys a convenient location on the sought-after borders of Mitcham and Colliers Wood. The area is well known for its excellent transport links, local amenities, and access to green open spaces, making it ideal for commuters and families alike. Colliers Wood Underground station (Northern Line) is within easy reach, providing direct access into Central London, while nearby Mitcham offers a range of shops, schools, and recreational facilities.

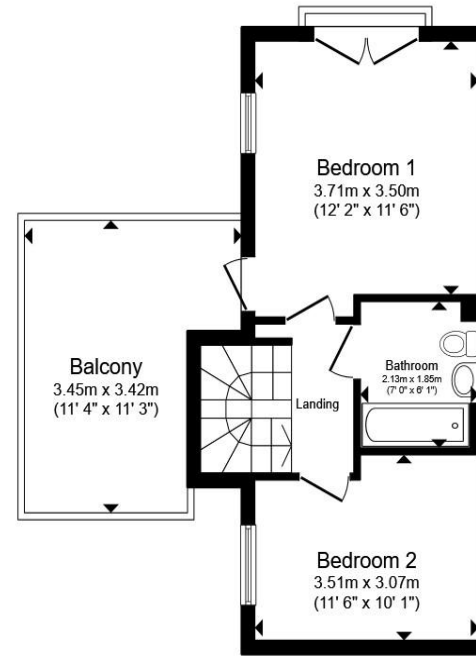
The property itself offers well-balanced accommodation throughout. Upon entering, you are welcomed into a light and airy reception room, providing a comfortable space for both relaxing and entertaining. The kitchen is well laid out with ample storage and workspace, with direct access to the rear garden. Upstairs, the property comprises two good-sized bedrooms, both offering plenty of natural light, along with a family bathroom fitted with the essential amenities. Externally, the rear garden provides a private outdoor space, perfect for enjoying warmer months or for those with a green thumb. To the front, the property benefits from a driveway, offering convenient off-street parking.

This freehold home presents an excellent opportunity for buyers looking to step onto the property ladder or for those seeking a well-located investment in a thriving South West London area.





**Ground Floor**



**First Floor**

Total floor area 64.2 m<sup>2</sup> (691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Hay Drive, Mitcham

- Two-bedroom freehold house
- One spacious reception room
- Well-appointed kitchen
- Family bathroom
- Private rear garden

Tenure: Freehold EPC Rating: A  
Council Tax Band: D

offers in excess of

**£475,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MTM110012](https://barnardmarcus.co.uk/Property/MTM110012)



Property Ref:  
MTM110012 - 0002

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