Ellisons

Colliers Wood
Sales & Lettings
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# Park Road
# Colliers Wood, SW19 2HT

## Offers Over £1,200,000 Freehold

**An unrivalled four bedroom semi-detached period family home in the heart of Colliers Wood, located on a highly sought after, tree-lined road just a few minutes' walk from the Northern Line, an OFSTED Outstanding school, and a beautiful park. This impressive property features a spacious double reception room with a bay window, plantation shutters and a charming log burner - the perfect setting for family living and entertaining. Further highlights include a downstairs cloakroom, a utility room with convenient side access to the garden, and a stunning, contemporary fully fitted kitchen / diner. Multi-folding doors open directly onto a magnificent landscaped garden with a dedicated entertaining area and a versatile summer house currently used as an office and gym. Upstairs, the first floor offers a luxurious master bedroom with bespoke wardrobes and dressing table, a second generous double bedroom, and a superb family bathroom with dual sinks, a freestanding bath and a separate shower. The top floor boasts two further well-proportioned bedrooms and a second modern bathroom. This halls-adjoining home truly has the ultimate "wow" factor, with a garden extending approximately 75ft - considerably larger than average for the area - making it a delight for keen gardeners and a wonderful space for children to play.**

- Period Semi Detached House
- Four Bedrooms
- Beautifully Presented
- Halls Adjoining Family Home
- Large 75ft South Facing Garden
- Fully Extended
- Close To Tube (Northern Line)
- Downstairs Cloakroom
- EPC Rating : D
- Merton Council Tax Band : E

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

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**Celebrating 30 years of successful Sales and Lettings in Merton**

30 YEARS 1989~2019