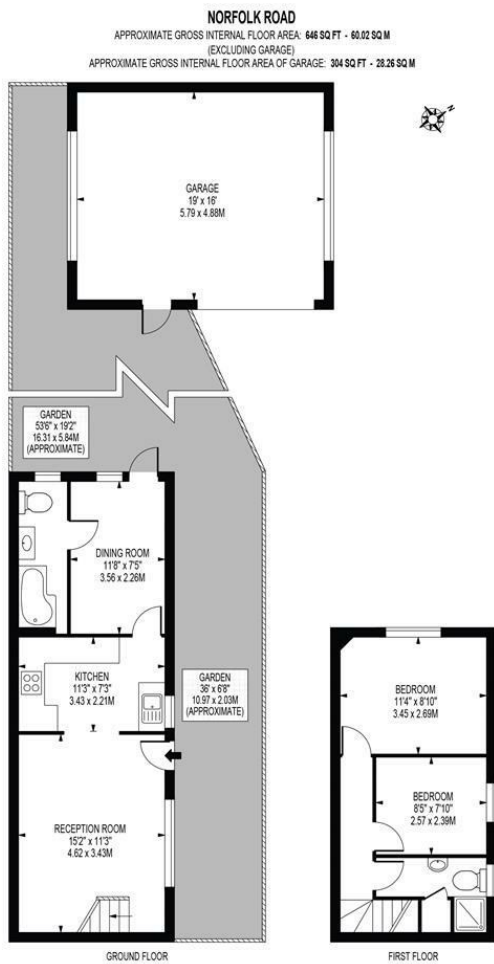


## Norfolk Road Colliers Wood, SW19 2HE

£525,000 Freehold

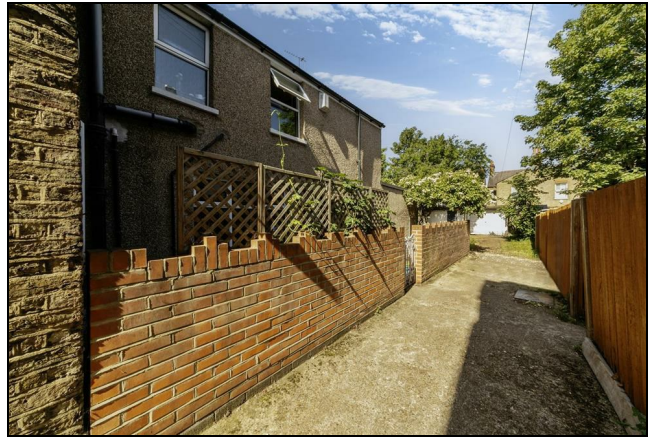


A beautifully presented two double bedroom period house with a wonderful country cottage feel, located on a highly desirable tree lined road in the heart of Colliers Wood, close to the Tube Station, parks, and local amenities. This uniquely charming property comprises a spacious lounge, fitted kitchen, downstairs bathroom, and a separate dining room with access to the rear garden and double garage/workshop. Upstairs are two double bedrooms and an additional bathroom, making it an ideal property for a first time buyer. We strongly recommend booking an early viewing to fully appreciate the warm and homely feel this delightful house has to offer.



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.

- Freehold House
- Two Double Bedrooms
- Well Presented
- Two Receptions
- Private Garden
- Garage / Workshop
- EPC Rating : D
- Merton Council Tax Band : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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

