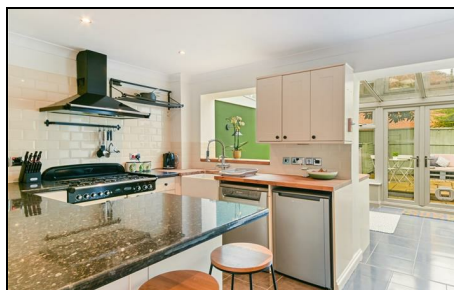


Robinson Road Colliers Wood, SW17 9DN

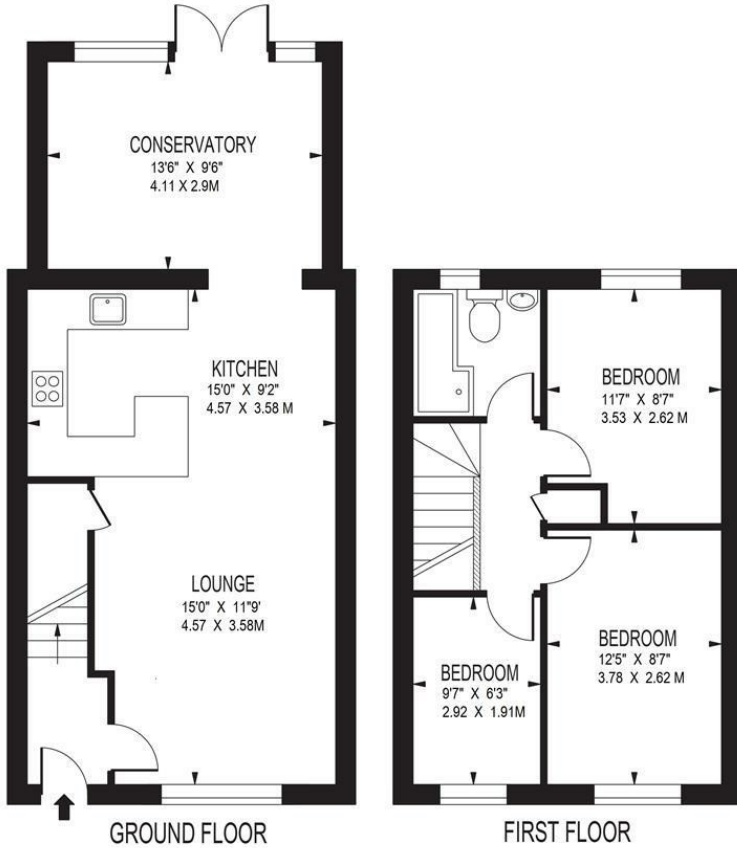
£650,000 Freehold



A beautifully presented three bedroom family home located on a highly sought after road close to Colliers Wood and Tooting tube and mainline stations, Tooting high street and local parks. This lovely property comprises of a fully fitted modern open plan kitchen/diner/lounge and a conservatory giving direct access to the private rear garden. Upstairs there is a contemporary bathroom, three bedrooms including two doubles and a single bedroom that would be ideal for a home office. There is potential to extend to the loft subject to the usual planning permissions, and the property comes with off street parking for two cars.

ROBINSON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 909 SQ FT - 84.4 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.



- Three Bedroom Family Home
- Beautifully Presented
- Highly Sought After Location
- Off Street Parking
- Rear Extended
- Private Rear Garden
- EPC Rating : C
- Merton Council Tax Band : D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	85
(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.

Celebrating 30 years of successful Sales and Lettings in Merton

