

## Briscoe Road Colliers Wood, SW19 2AH

£825,000 Freehold



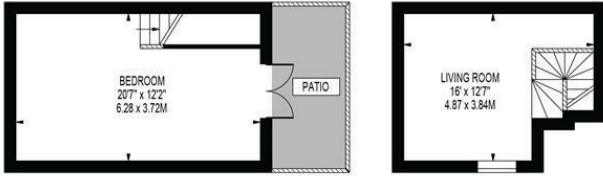
A modern and contemporary detached three double bedroom house with a dash of architectural flair, located on private and concealed grounds, just a short walk from Colliers Wood Tube Station (Northern Line). The property offers fantastic accommodation, comprising an open plan kitchen and entertainment area with underfloor heating, a suspended staircase leading to a mezzanine lounge, an underground master bedroom with French doors opening onto a courtyard with a lightwell above, and two further double bedrooms. Externally, there are double gates to the side providing access to a block-paved driveway, two further courtyard areas to the front and rear, and a south-facing garden laid to lawn with a seating area. This unusual yet outstanding property should be viewed immediately to avoid disappointment.



**BRISCOE ROAD**

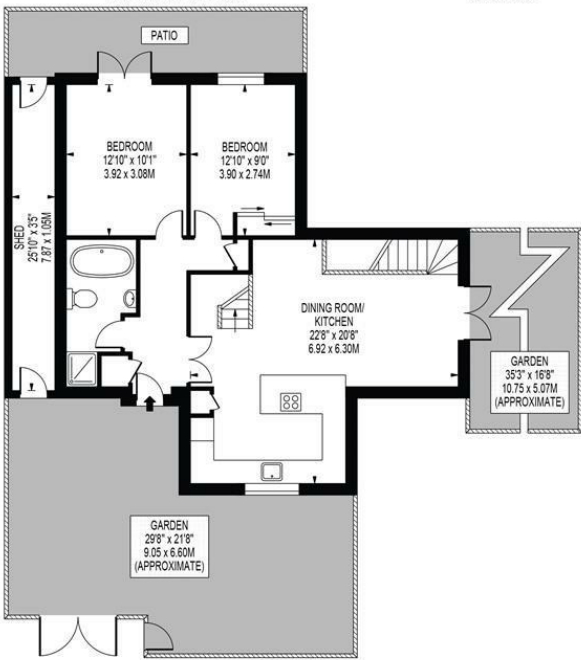
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1215 SQ FT - 112.92 SQ M  
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 94 SQ FT - 8.69 SQ M



LOWER GROUND FLOOR

MEZZANINE



GROUND FLOOR  
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 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.



- Modern Detached House
- Three Bedrooms
- Private Garden
- Beautifully Presented
- Off Street Parking
- Close To Tube Station (Northern Line)
- EPC Rating : C
- Merton Council Tax Band : E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</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.

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