

## Clarendon Road Colliers Wood, SW19 2DY

£800,000 Freehold



**A lovely four bedroom period family home that has been fully extended to create a spacious open plan living space, located on a quiet sought after road within walking distance to the tube station, outstanding school and a award winning park. Comprising of a modern open plan through living space with plantation shutters, feature fireplace, fitted kitchen with direct access to the south west facing rear garden via the bi-fold doors ,utility room and downstairs WC. On the upper levels you have a master bedroom with en-suite bathroom, three further double bedrooms and the family bathroom. Properties of this size and location are rare to the market and early viewing is recommended.**

**Clarendon Road, SW19**

Approximate Gross Internal Area  
 Ground Floor = 55.9 sq m / 602 sq ft  
 First Floor = 43.1 sq m / 464 sq ft  
 Second Floor = 33.4 sq m / 359 sq ft  
 (Including Eaves Storage)  
 Total = 132.4 sq m / 1425 sq ft



Garden

Kitchen  
4.17m x 3.52m(max)  
13'8" x 11'7"

Reception /  
Dining Room  
12.42m x 4.47m(max)  
40'9" x 14'8"

Ground Floor

Second Floor

Bedroom  
3.26m x 3.00m(max)  
10'8" x 9'10"

Bedroom  
4.47m x 3.47m(max)  
14'8" x 11'5"

First Floor

□ = Reduced headroom below 1.5 m / 5'0"

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them. Copyright Bespokeplans.co.uk 2020 (ID690440)



- Period Family Home
- Four Bedrooms
- Two Bathrooms
- Fully Extended
- Modern Kitchen
- No Onward Chain
- Downstairs W/C
- Utility Room
- EPC Rating : C
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B	73	
(69-80)	C		
(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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