

Warren Road Colliers Wood, SW19 2HX

£975,000 Freehold

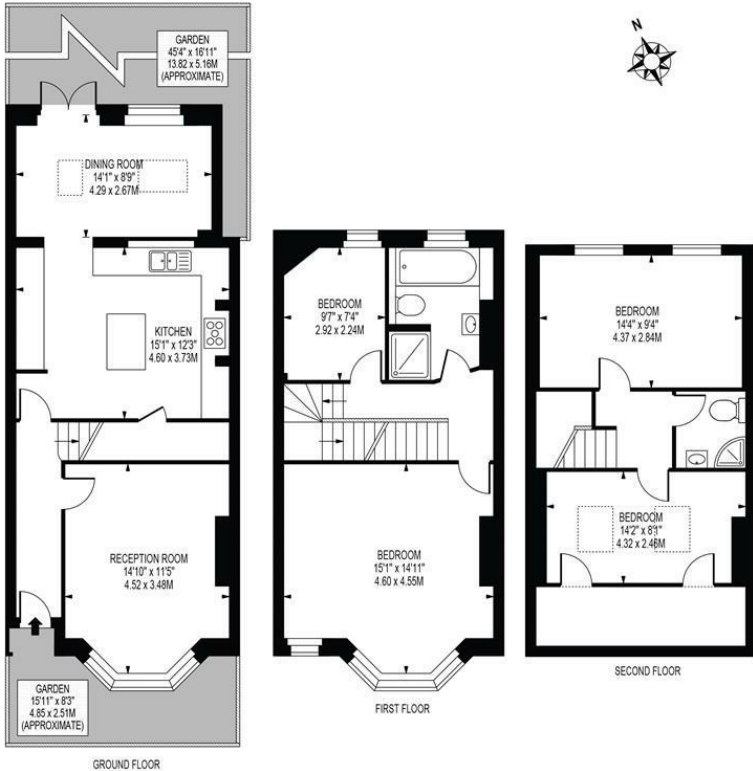


A truly impressive four bedroom, two bathroom fully extended Period family home located within easy access of Colliers Wood Tube Station and Tooting High Street. This exceptional property comprises of a spacious entrance hall, separate front reception room with plantation shutters, kitchen/dining/family room with a simply stunning integrated kitchen that has been finished with stone counter tops and double doors giving direct access to the landscaped low maintenance rear garden. On the first floor are two of the four bedrooms and the gorgeous family bathroom, whilst the loft has also been extended to create two more bedrooms and a further bathroom. This is a gorgeous house located on a sought after road. We urge you to book viewings early as this amazing family home will certainly go quickly.

**WARREN ROAD,
COLLIERS WOOD**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1405 SQ.FT - 130.53 SQ.M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 69 SQ.FT - 6.41 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.



- Period Family Home
- Semi Detached
- Four Bedrooms
- Fully Extended
- Beautifully Presented
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : D

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | 70 | |
| (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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