

Marlborough Road Colliers Wood, SW19 2HG

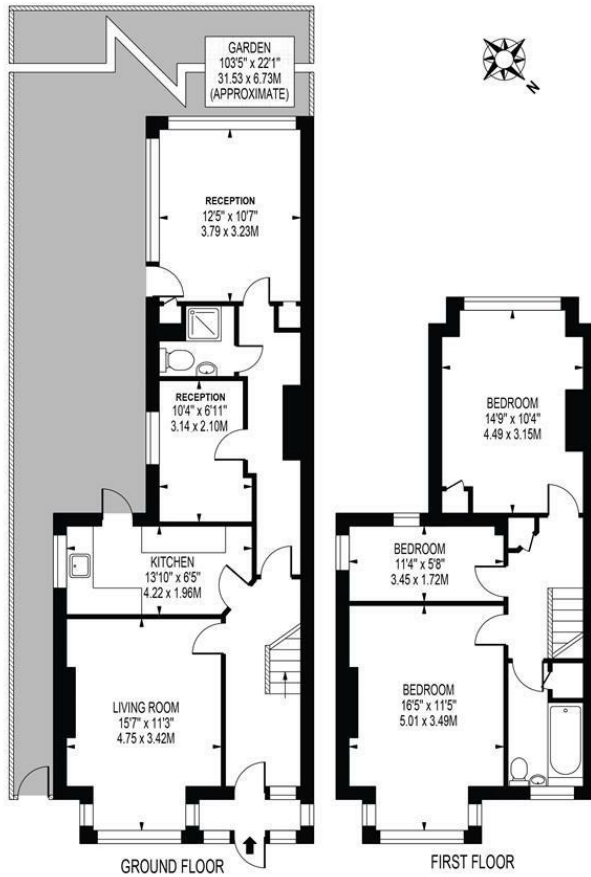
£725,000 Freehold



A three bedroom, three reception end of terrace family home, located on one of Colliers Wood's premier tree-lined roads, close by to the Underground Station and Tooting High Street. Although the property requires updating throughout, but it does offer excellent potential for extension, both into the loft and to the rear (subject to the usual planning permissions). This would be ideal for a family looking to move into the SW19 area, with a vision to create their perfect family home in one of Colliers Wood's premier road.

MARLBOROUGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1220 SQ FT - 113.34 SQ M



- Three Bedroom House
- End Of Terrace
- Huge Potential
- Fantastic Sized Garden
- No Onward Chain
- Highly Sought After Location.
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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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