

## Fleming Mead Colliers Wood Borders, CR4 3LU

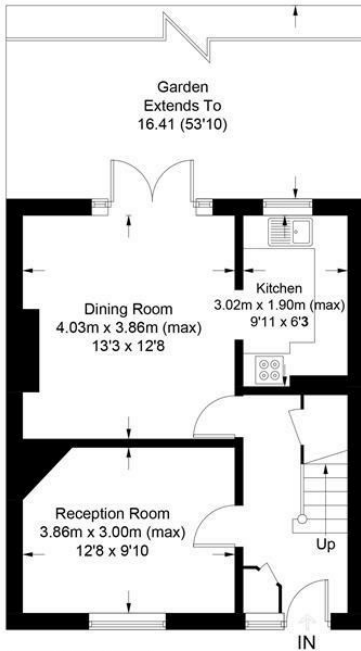
**£475,000 Freehold**



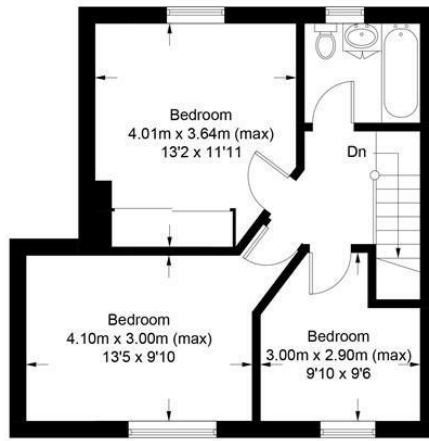
**A three bedroom, two reception terraced house located on the borders of Colliers Wood with off street parking and no onward chain. This property represents great value for money and is located within a quiet residential road which is becoming very popular with both young families and commuters due to the large amount of living space offered and its close proximity to both Colliers Wood Underground, Tooting Thames Link Station and Singlegate Primary School.**

## Fleming Mead, CR4

Approximate Gross Internal Area = 89.1 sq m / 959 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Three Double Bedrooms
- Two Receptions
- No Onward Chain
- Off Street Parking
- Close To Tube Station
- Potential To Extend



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	58	(55-68) <b>D</b>	
(38-54) <b>E</b>		(38-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.

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