

Denison Road Colliers Wood, SW19 2DH

£775,000 Freehold



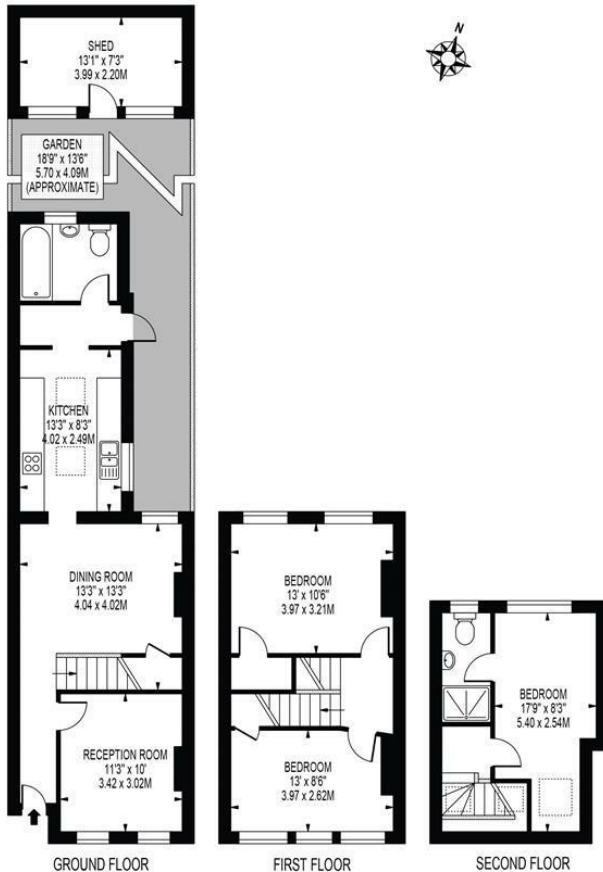
A gorgeous Period Home Full of Style and Space. Set on one of the area's highly sought-after roads, this three double bedroom, two bathroom Period home is a real gem, beautifully extended and just moments from Colliers Wood Tube and Tooting High Street. This is a home ideally positioned for both families and professionals looking to settle in a flourishing neighbourhood. The front reception, complete with plantation shutters, modern gas fire sets the tone for the home's elegant charm, while the separate dining room and sleek, modern kitchen create a brilliant space for everyday living and entertaining. The kitchen door leads out to a landscaped, low-maintenance garden - perfect for summer evenings with a lovely summer house/shed. Upstairs, two generous bedrooms come with their own storage, and the loft has been cleverly converted to add another bedroom and a stylish family bathroom - ideal for growing families or for welcoming guests in style. Early viewing highly recommended to avoid disappointment.

DENISON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1055 SQ FT - 98.00 SQ M

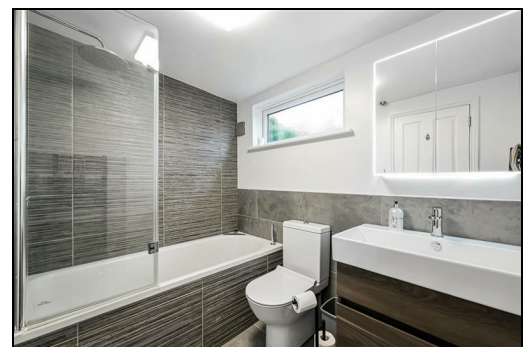
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 95 SQ FT - 8.78 SQ M



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 Home
- Beautifully Presented
- Three Double Bedrooms
- Two Receptions
- Close To Tube Station
- No Onward Chain
- 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		
(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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