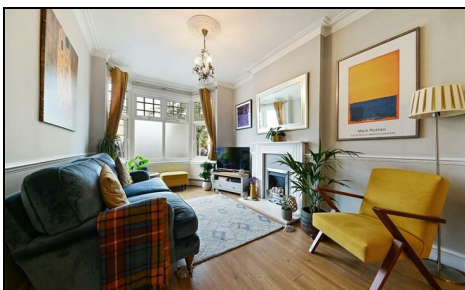


## Mill Road Colliers Wood, SW19 2NE

**£750,000 Freehold**



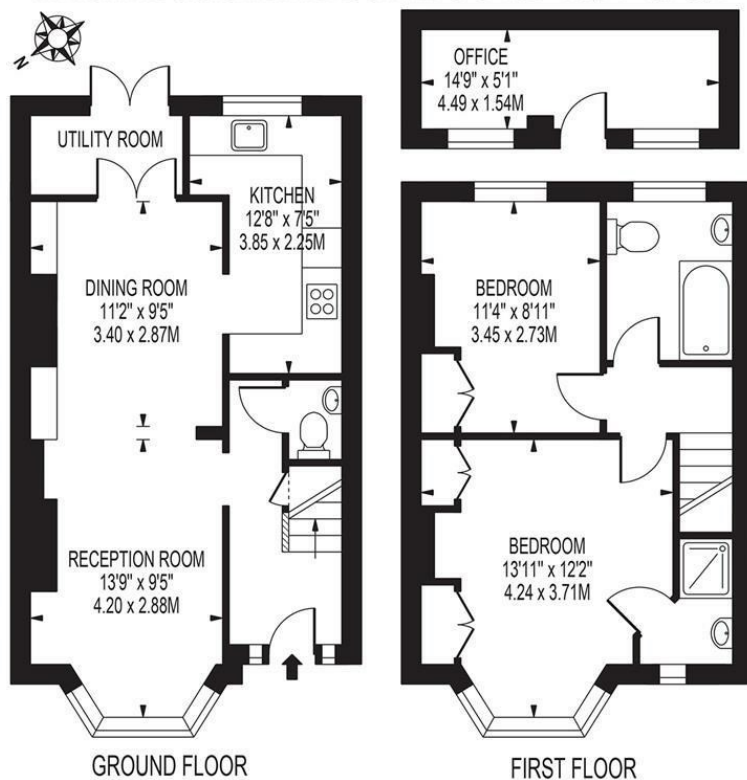
A stunning, two bedroom, two bathroom end of terrace home located in a highly sought after area close to both Colliers Wood Tube Station, Sainsburys, M&S and Singlegate Primary School. Comprising of a through lounge/diner with feature fireplace, extended kitchen with separate utility area and downstairs W/C. In the private landscaped rear garden is a purpose built studio, perfect for those wanting to work from home. Upstairs are two double bedrooms, the master comes with en-suite and the family bathroom. The loft is boarded but subject to the usual planning permissions could be converted to create a further bedroom and bathroom.



## MILL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 797 SQ FT - 74.09 SQ M  
(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 74 SQ FT - 6.91 SQ M



- End Of Terrace
- Beautifully Presented
- Potential To Extend
- Two Bathrooms
- Sought After Location
- Close To Tube Station
- EPC Rating : E
- 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		
	46	78

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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