

Mill Road  
Colliers Wood, SW19 2NE

£750,000 Freehold

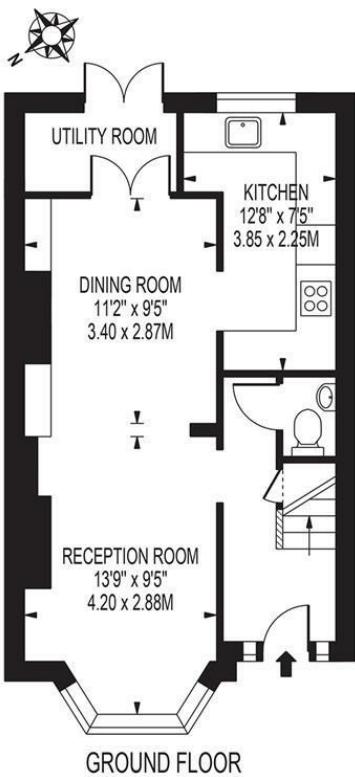


A stunning, two bedroom, two bathroom end of terrace home located in a highly sought after area close to both Colliers Wood Tube Station, Sainsburys, M&S and Singlegate Primary School. Comprising of a through lounge/diner with feature fireplace, extended kitchen with separate utility area and downstairs 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



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.

- 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		78
(81-91) B		
(69-80) C		
(55-68) D		46
(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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