

## Dane Road Colliers Wood, SW19 2NB

£675,000 Freehold



A three double bedroom, mid terraced period family home located on a sought after tree lined road close to both Colliers Wood and South Wimbledon Tube Stations (Northern Line). Comprising of a through lounge diner with feature fireplace, extended modern fitted kitchen with direct access to the low maintenance south facing rear garden. This property would be ideal for someone looking to move into the SW19 area that have a vision to create the perfect home as it has huge potential by adding a loft conversion subject to the usual planning permissions and is being offered to the market with no onward chain.



## DANE ROAD

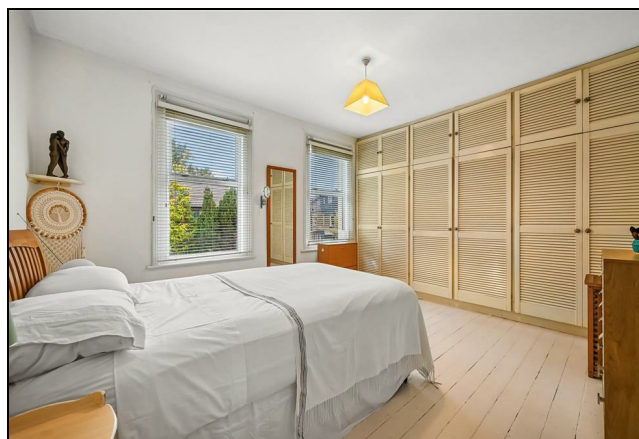
APPROXIMATE GROSS INTERNAL FLOOR AREA: 864 SQ FT - 80.31 SQ M



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.

- Three Bedrooms
- Period Family Home
- Fantastic Location
- No Onward Chain
- Close To Northern Line
- Loft Extension Potential (STPP)
- 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                                   | 66                      | 77        |
| (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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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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