

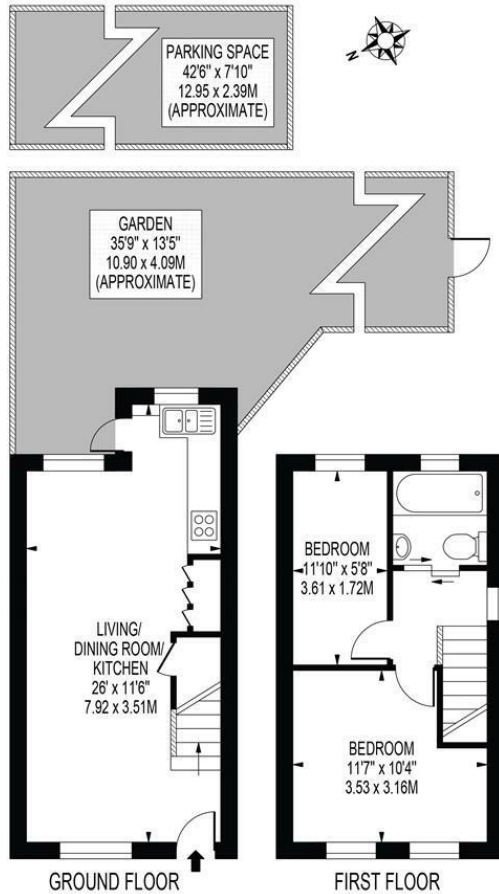
## Denison Road Colliers Wood, SW19 2DJ

**Offers In Excess Of £525,000 Freehold**



A superbly presented semi-detached two-bedroom freehold house with a private Southwest-facing garden, off-street parking, and excellent transport links via Colliers Wood and Tooting Broadway Tube stations (Northern Line). Situated on a tree-lined road next to Wandle Park, the home features a bright open-plan kitchen/living space downstairs, and a modern family bathroom and two versatile bedrooms upstairs - one a spacious double, the other adaptable as a small double, home office, or nursery. Additional benefits include significant loft storage space, and the opportunity to build a garden office or gym on an adjacent strip of land behind the garden (subject to planning permissions). Within catchment for the Ofsted Outstanding-rated Singlegate Primary School and a short walk to Merton Abbey Mills, Wimbledon, and Tooting's vibrant amenities. A fantastic opportunity for first-time buyers, busy professionals, and smaller families in a sought-after, well-connected location.

# DENISON ROAD APPROXIMATE GROSS INTERNAL FLOOR AREA: 525 SQ FT - 48.82 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.

- Two Bedroom House
- Semi Detached
- Freehold
- Private South Facing Garden
- Off Street Parking
- Close To Tube Station (Northern Line)
- EPC Rating : C
- Merton Council Tax Band : D



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 87                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

