

Colwood Gardens Colliers Wood, SW19 2DT

£875,000 Freehold



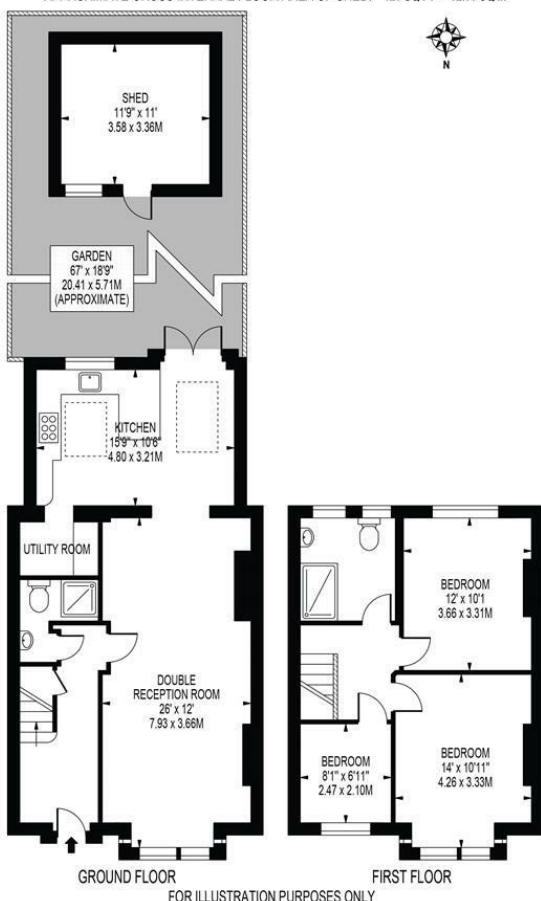
A simply stunning three bedroom, two bathroom rear extended family home that has been refurbished to a high standard by the current owner. Located on a highly sought after tree lined road within easy reach of Singlegate Primary School (Ofsted Outstanding), an award winning park and Colliers Wood Underground Station (Northern Line). This gorgeous property has been rear extended to create a spacious through reception, separate utility room, W/C with shower and a beautiful open plan modern fully fitted kitchen with granite work tops and direct access to the large south facing rear garden with purpose built storage. A fantastic family home for those that want to be near a great school, a wonderful park and the Northern Line.

COLWOOD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1109 SQ FT - 103.02 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 129 SQ FT - 12.03 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.

- Three Bedroom Family Home
- Beautifully Presented
- Rear Extended
- South Facing Garden
- Potential For Loft Extension
- Two Modern Bathrooms
- EPC Rating : C
- Merton Council Tax Band : D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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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