

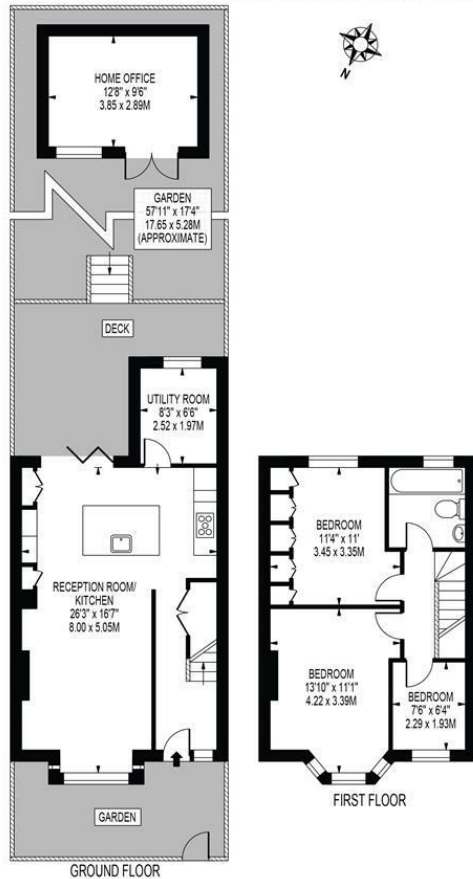
Boundary Road Colliers Wood, SW19 2AX

£795,000 Freehold



A truly impressive and beautifully presented three bedroom, family home located in a highly sought after area within easy access of Colliers Wood Tube Stations. This exceptional property comprises of a through lounge/diner/kitchen with marble worktops and direct access to the landscaped South Facing rear garden and home office / studio via the Bi-Folding doors. Upstairs the quality of this fantastic house continues with three bedrooms and a modern family bathroom, whilst the loft could also be extended to create a further bedroom with en-suite bathroom subject to the usual planning permissions. This stunning property has been meticulously finished by the current owners. Properties of this quality and location are rare to the market so we urge you to book a viewing early to avoid disappointment.

BOUNDARY ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 891 SQ FT - 82.78 SQ M
 (EXCLUDING HOME OFFICE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF HOME OFFICE: 120 SQ FT - 11.13 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
- Beautifully Presented
- Chain Free
- Fantastic Location
- Refurbished Throughout
- Close To Tube Station
- Utility Room
- 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		87
(69-80) C		
(55-68) D	67	
(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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