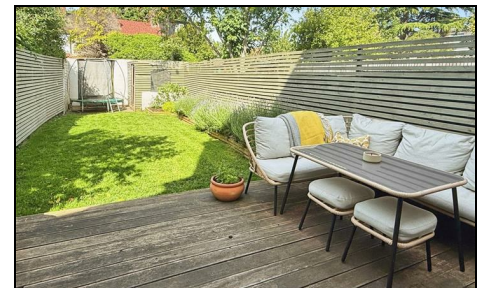


## Clarendon Road Colliers Wood, SW19 2DY

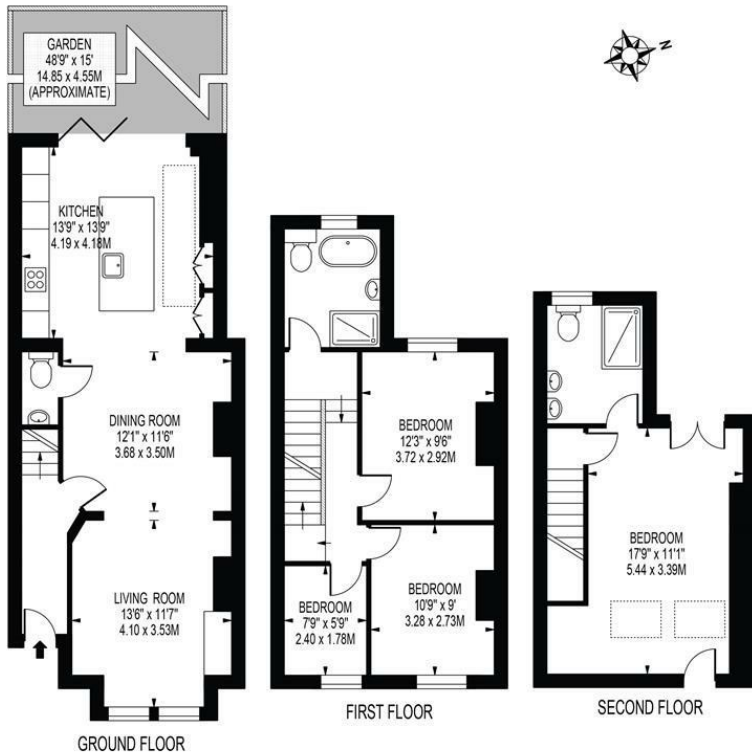
£975,000 Freehold



A simply stunning Period four bedroom, two bathroom fully extended family home that has been meticulously refurbished by the current owners located in a highly sought after tree lined road within easy reach of Singlegate Primary School, an award winning park and Colliers Wood Underground Station. This gorgeous property has been fully extended to create an open plan modern fully fitted kitchen/dining/living room giving direct access to the Rear Garden via the bi-folding doors. On the upper floors the quality of this property continues with four bedrooms, two elegant bathrooms one of which has a modern bath and separate shower. We urge you to book viewings early as Period houses of this quality are often snapped up very quickly.

## CLARENDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1264 SQ FT - 117.40 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.



- Period Family Home
- Four Bedrooms
- Beautifully Presented
- Fully Extended
- Two Bathrooms
- Downstairs W/C
- EPC Rating : C
- Merton Council Tax Band : D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(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		
<b>England &amp; Wales</b>	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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