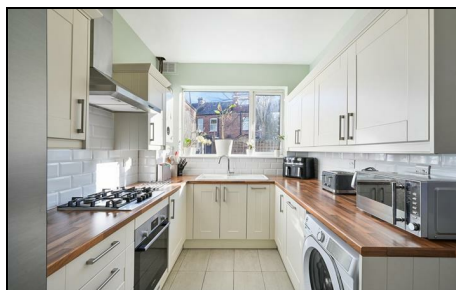


## Liberty Avenue Colliers Wood, SW19 2QS

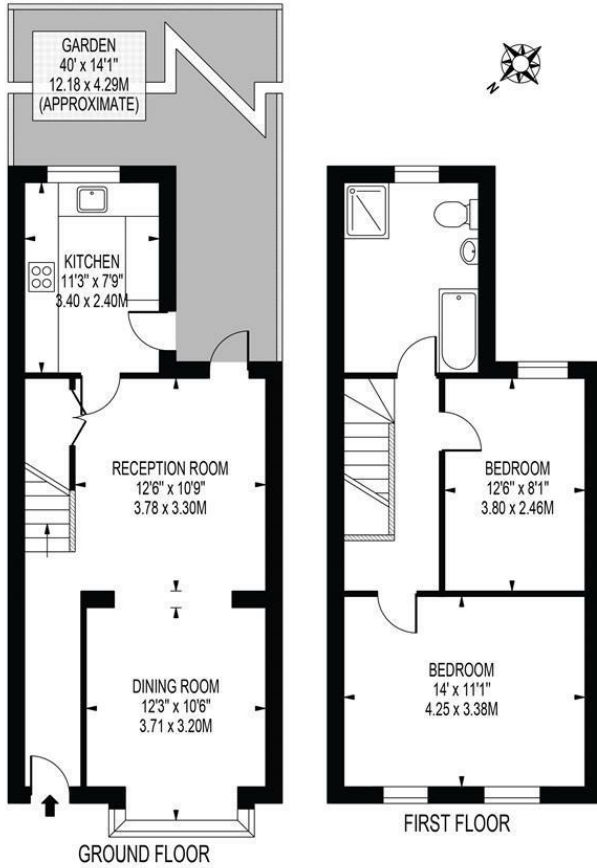
**£600,000 Freehold**



**A beautifully presented two double bedroom family home located on a central road a short walk to Colliers Wood Tube and amenities. Comprising of a fantastic sized lounge/diner, a lovely modern Wren fully fitted kitchen with direct access to the private rear garden. Upstairs are two spacious double bedrooms and the modern family bathroom. There is potential for a loft conversion subject to the usual planning permissions. A gorgeous home that must be viewed if you are looking to buy in the SW19 area that is being offered with no onward chain.**

## LIBERTY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 870 SQ FT - 80.78 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.

- Period House
- Two Double Bedrooms
- Beautifully Presented
- South Facing Rear Garden
- Large Through Lounge / Diner
- Wren Kitchen
- No Onward Chain
- EPC Rating : D
- Merton Council Tax Band : C



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 86        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 66      |           |
| (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.

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

