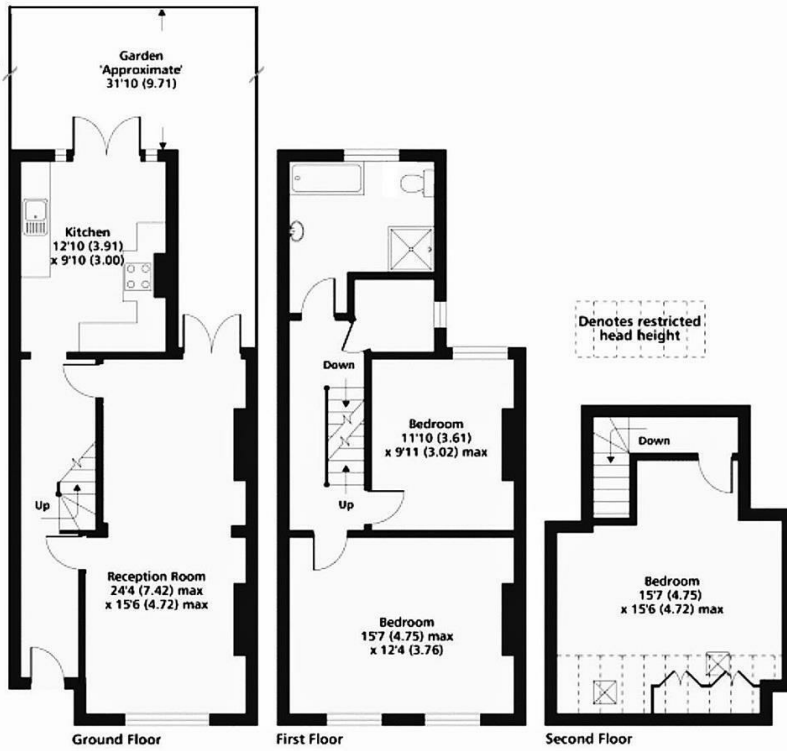


## Devonshire Road Colliers Wood, SW19 2EN

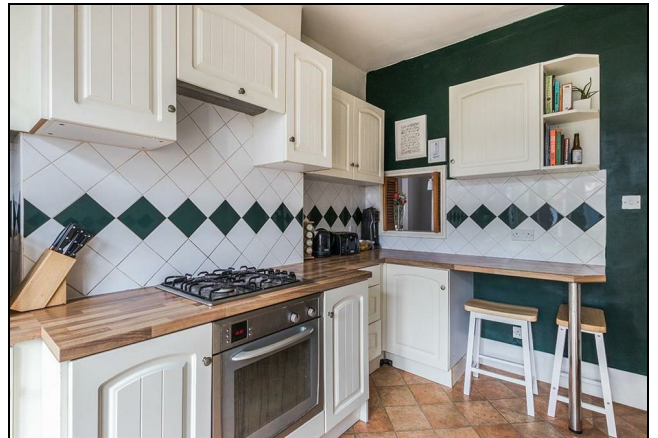
£800,000 Freehold



A truly impressive three double bedroom Period family home located on a highly sought after tree lined street within easy access of Colliers Wood Tube Station and Tooting High Street. This exceptional property comprises of a spacious through lounge/diner with exposed brick fireplace, access to the rear garden via the French doors, integrated shaker style kitchen with huge windows/French doors that lead out onto the low maintenance west facing rear garden that further benefits from secure rear access. On the first floor are two of the great sized double bedrooms, an impressive newly fitted, four piece bathroom and a separate utility room. The loft has been converted to create another large double bedroom but still has potential to be further extended to create a further bathroom. Properties of this quality are rare to the market and we urge you to book viewings early to avoid missing out on what we can only say is a truly lovely family home.



Devonshire Road SW19  
 Gross Internal Floor Area 1274 sqft 118.3 sqm  
 (includes restricted head height)



- Period Family Home
- Three Double Bedrooms
- Beautifully Presented
- Highly Sought After Location
- Close To Tube Station
- Great Schools Nearby
- EPC: E
- Merton Council Tax Band: E

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

