

Clive Road Colliers Wood, SW19 2JB

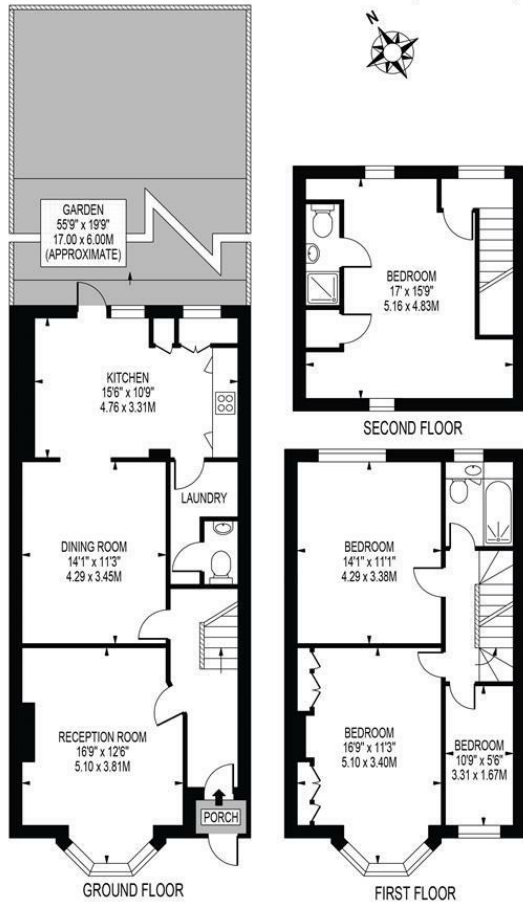
£975,000 Freehold



A well presented four bedroom, two reception, two bathroom extended period family home, situated on a quiet and sought after tree-lined road within easy reach of Colliers Wood Tube Station and Tooting High Street. This charming property comprises a spacious entrance hall, a separate front reception room, a separate dining room, and an extended kitchen / breakfast room with direct access to a generously sized garden. On the first floor are three of the four bedrooms, each with built-in storage, along with a family bathroom, whilst the loft has been converted to provide an additional bedroom and bathroom. Early viewing is highly recommended to avoid disappointment.

CLIVE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1407 SQ FT - 130.67 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.

- Four Bedroom Family Home
- Mid Terraced
- Two Receptions
- Downstairs W/C
- Modern Kitchen / Breakfast Room
- Great Sized Rear Garden
- EPC Rating : C
- Merton Council Tax Band : D



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		
	72	84
	EU Directive 2002/91/EC	

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