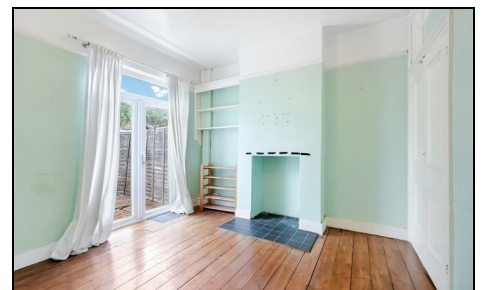


Fortescue Road Colliers Wood, SW19 2EB

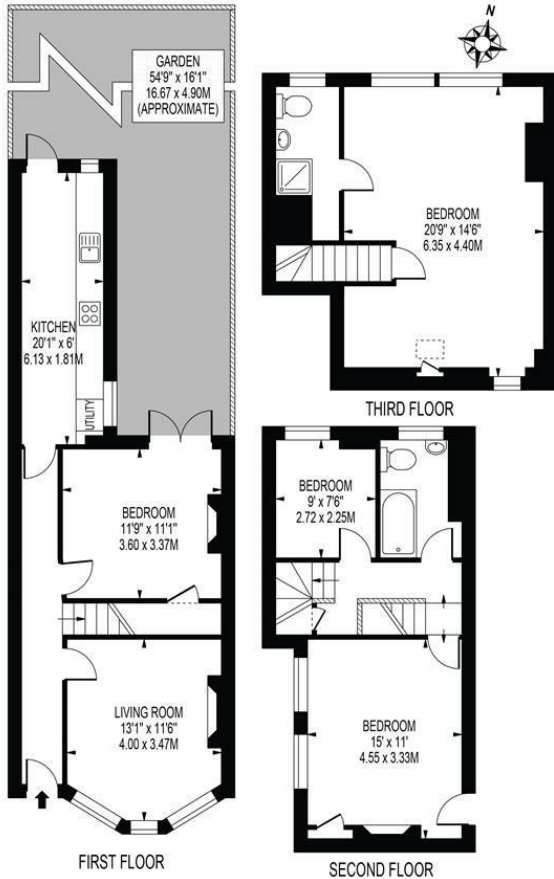
£725,000 Freehold



A three bedroom, mid terraced period family home located on a sought after tree lined road close to both Colliers Wood Tube Station (Northern Line) Outstanding Primary School and award winning park. This lovely property has real character and comprises of separate lounge with feature fireplace, separate dining room with direct access to the private rear garden, and a galley style fitted kitchen. On the upper floors are three bedrooms and two further bathrooms, one of which is en-suite. This property does have potential to extend subject to planning to create a larger kitchen, should someone want to add space and value to this great looking house in a popular part of the SW19 area.

**FORTESCUE ROAD,
COLLIERS WOOD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1189 SQ FT - 110.48 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
- Three Bedrooms
- Two Receptions
- Two Bathrooms
- Close To Tube Station
- Catchment For Outstanding Primary School
- Chain Free
- 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		84
(69-80)	C	70	
(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.

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of successful Sales and
Lettings in Merton**

