

Clarendon Road Colliers Wood, SW19 2DY

£785,000 Freehold

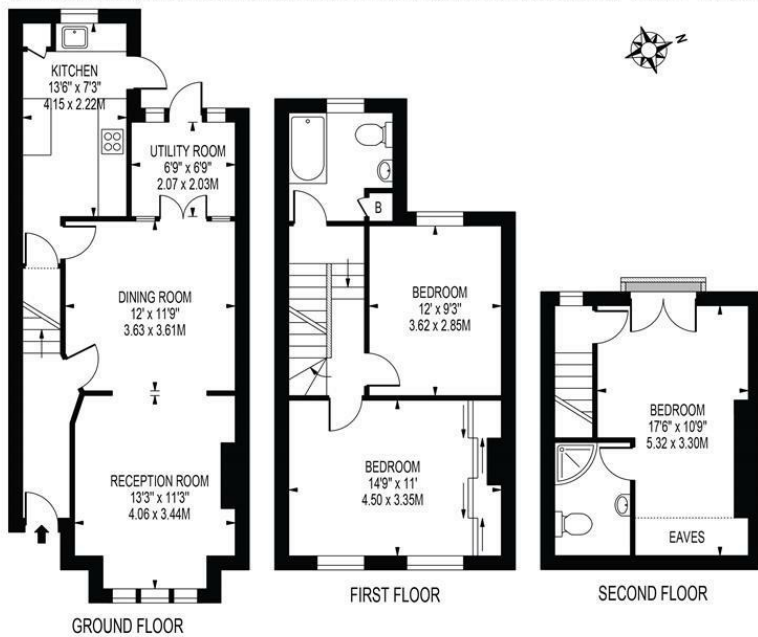


A well presented three double-bedroom, two bathroom Period family home located on a highly sought-after tree-lined road, close to both Colliers Wood Tube Station, an award-winning park and the ever popular Singlegate School. This lovely home further benefits from wooden floors, through lounge/diner with feature fireplace, kitchen with views over the west facing rear garden. On the first floor are two of the three bedrooms and the large family bathroom, whilst the loft conversion has been done giving a third bedroom with its own en-suite bathroom. There is potential to extend the ground floor, subject to the usual planning permissions. A truly lovely home with no onward chain.

CLARENDON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1124 SQ FT - 104.44 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 21 SQ FT - 1.92 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 Double Bedrooms
- Two Bathrooms
- No Onward Chain
- West Facing Garden
- Close To Tube Station
- EPC Rating : E
- 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		86	47
EU Directive 2002/91/EC			

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