

FOR SALE



Marlborough Road, Colliers Wood, SW19

GUIDE PRICE £850,000 Freehold



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Property Description

Discover this inviting and spacious four-bedroom mid-terrace home, located on the tranquil Marlborough Road in the heart of Colliers Wood. This charming property offers a harmonious blend of traditional features and modern comfort, making it an ideal choice for families or professionals alike.

On the ground floor, you'll find a welcoming hallway leading to a bright living room, complete with elegant bay windows and stylish hardwood flooring. The wide dining area connects seamlessly to a contemporary fitted kitchen, creating a perfect space for hosting and everyday living.


The first-floor features two generously sized double bedrooms, a single room, and a modern shower room. On the second floor, you'll discover an expansive primary bedroom, bathed in natural light from windows on both sides, accompanied by a luxurious three-piece bathroom with a shower over the bath.

Additional benefits include double-glazed windows throughout, gas central heating, and a large private garden, perfect for outdoor relaxation or entertaining.

Situated just a short walk from Colliers Wood Tube Station (Northern Line), this property offers exceptional transport links to Central London. The vibrant local area boasts an array of fantastic bars, pubs, restaurants, and shops, with the added convenience of St George's Hospital nearby.

This delightful home truly has it all; space, style, and a superb location. Don't miss out!



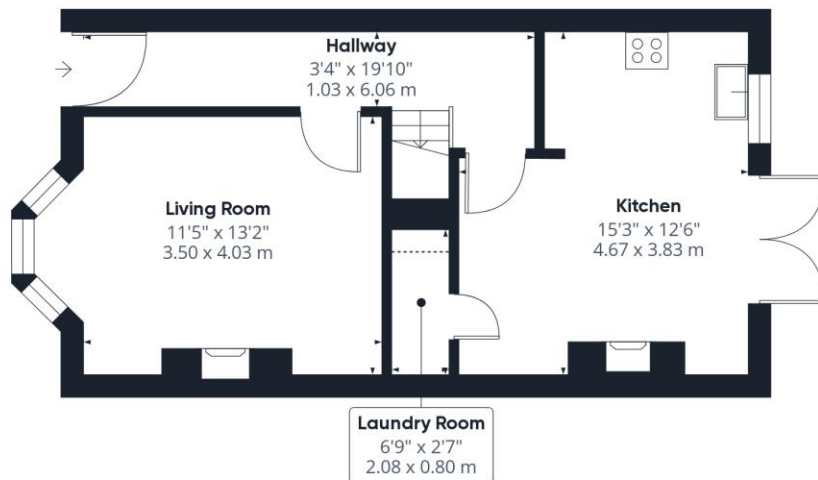
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		85
69-80 C	72	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Disclaimer

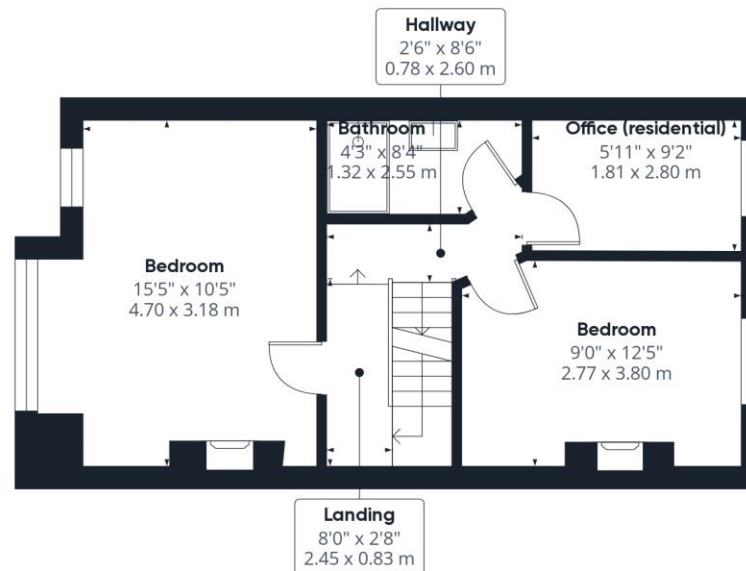
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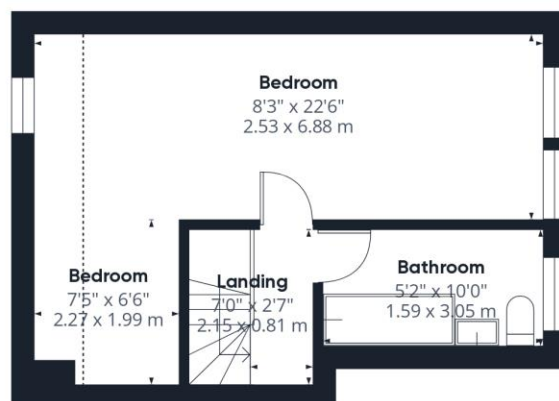




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1142.49 ft²

106.14 m²

Reduced headroom

32.52 ft²

3.02 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Merton Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

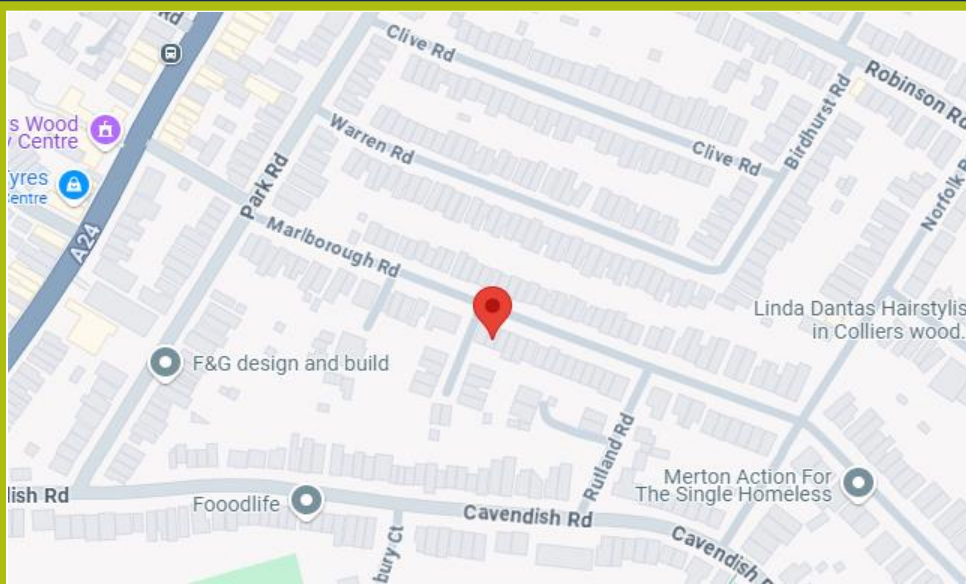


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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