



Birdhurst Road, Colliers Wood

£850,000 Freehold

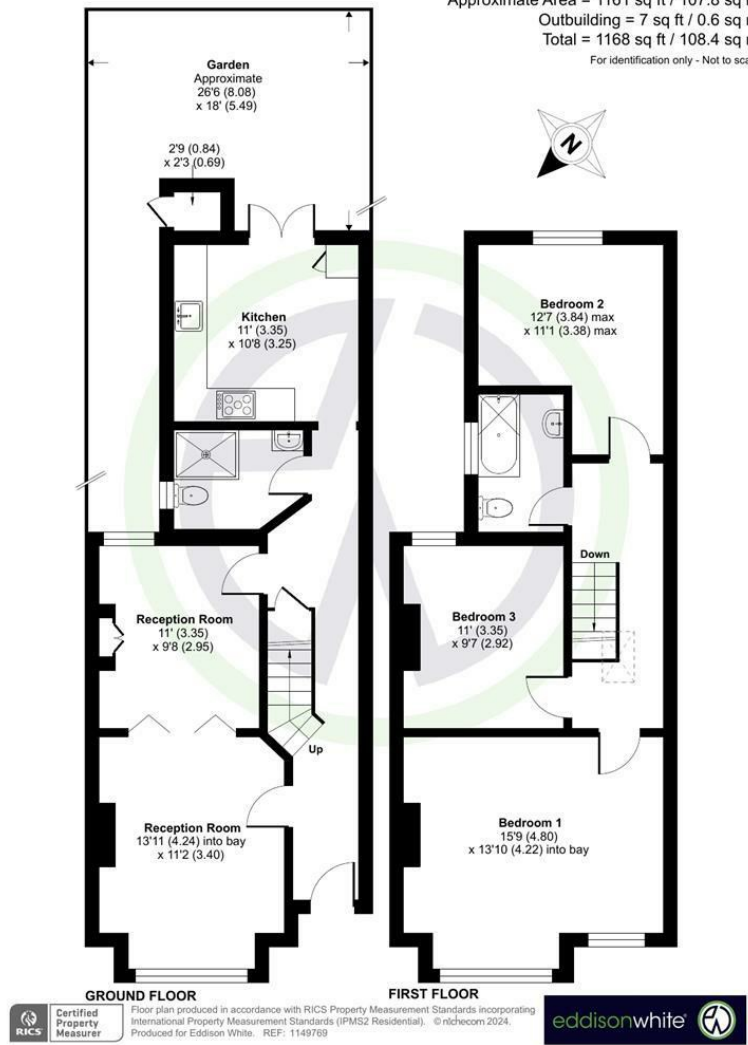
3 Double Bedrooms - Semi-Detached House - 2 Reception Rooms
Short Walk To Colliers Wood Tube, High Street, Restaurants & Shops
'Outstanding' Schools - 2 Bath/Shower Rooms - Extension Potential (STPP)
Modern Kitchen Breakfast Room - Private Garden - EPC 'D'



Birdhurst Road, Colliers Wood

Birdhurst Road, London, SW19

Approximate Area = 1161 sq ft / 107.8 sq m
 Outbuilding = 7 sq ft / 0.6 sq m
 Total = 1168 sq ft / 108.4 sq m
 For identification only - Not to scale



London Borough of Merton
 Tax Band D
 Freehold

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		61	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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