

## Warren Road Colliers Wood, SW19 2HX

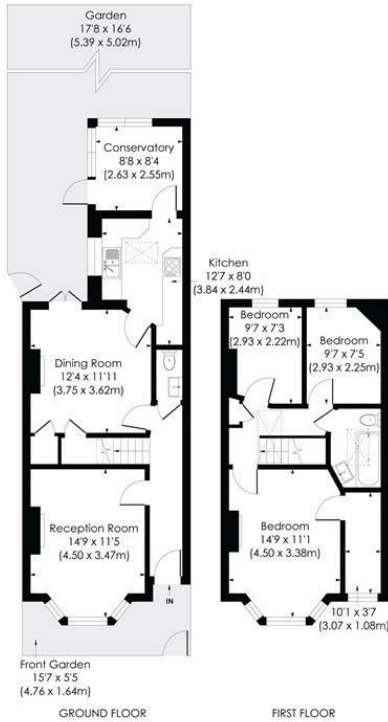
**Offers In Excess Of £650,000 Freehold**



**A Semi Detached, three bedroom, two reception Period family home located on a highly sort after road in the heart of Colliers Wood close to the Tube Station and Tooting High Street with no onward chain. Although the property would certainly benefit from being updated throughout it certainly has huge potential to be extended (subject to planning permissions) and would be ideal for a family looking to move into the SW19 area that have a vision to create the perfect family home. A must see property.**

**WARREN ROAD, SW19**

Approx. Gross Internal Floor Area  
**1036 Sq. ft./96.2 Sq. m**



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Victorian Semi Detached
- Three Bedrooms
- Two Receptions
- No Onward Chain
- Modernisation Required
- Close To Tube Station
- Potential To Extend (STPP)
- Highly Sought After Road
- Merton Council Tax Band : D
- EPC Rating : E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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