

Clarendon Road Colliers Wood, SW19 2DU

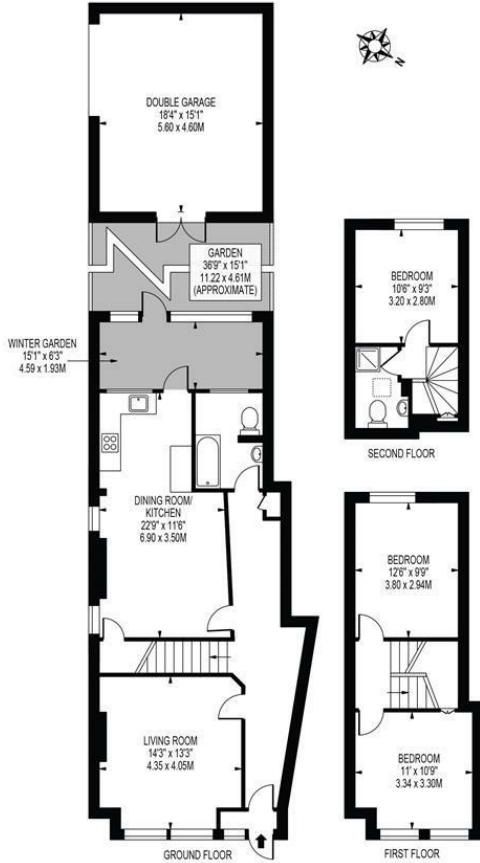
£785,000 Freehold



A beautiful warm end of terrace three double-bedroom period family home located on a highly sought-after tree-lined road located close to both Colliers Wood Tube Station and Tooting Rail Station, an award-winning park, local amenities and the ever popular Singlegate School. This lovely home further benefits from wooden floors, large separate reception room with feature fireplace, downstairs bathroom with W/C, good sized kitchen diner with access to the utility area that further leads out onto the west facing garden and double garage. On the upper floors are three double bedrooms and a further bathroom making it ideal for a family looking to move into a premier road in the Colliers Wood area. Other points to note are no onward chain and the potential to extend to the rear subject to the usual planning permissions. A truly lovely home.

CLARENDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1239 SQ FT - 116.14 SQ M
 (INCLUDING WINTER GARDEN & EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF WINTER GARDEN: 95 SQ FT - 8.86 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 277 SQ FT - 25.76 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
- Highly Sought After Location
- Tube Station Nearby
- No Onward Chain
- Outstanding School Within Walking Distance
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

