

## Christchurch Close Colliers Wood, SW19 2NZ

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



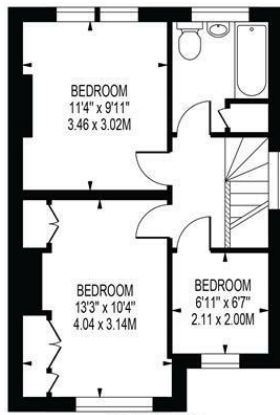
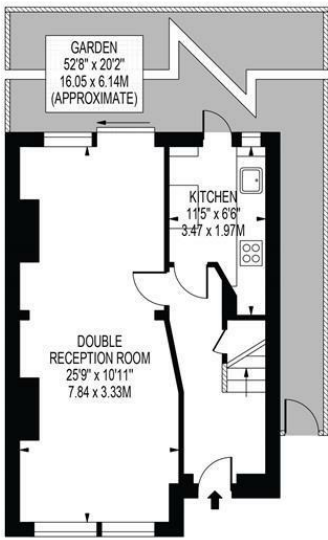
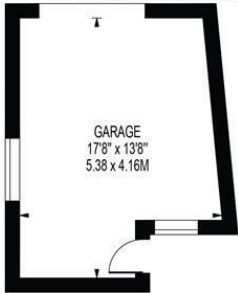
**A three bedroom 1930's end of terrace family home located in a quiet sought after area close to both Tube Station and Local Amenities, offered to the market with no onward chain. Although the property would benefit from having some updating it would be ideal for a family looking to move into the SW19 area as the property further benefits from good sized garden huge potential for extensions (subject to the usual planning permissions) and a double garage.**



### CHRISTCHURCH CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 818 SQ FT - 75.98 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 212 SQ FT - 19.68 SQ M



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.

- End Of Terrace Family Home
- Great Sized Garden
- Huge Potential For Extensions
- Quiet Cul-De-Sac
- Close To Tube Station
- Outstanding Primary School Catchment
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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