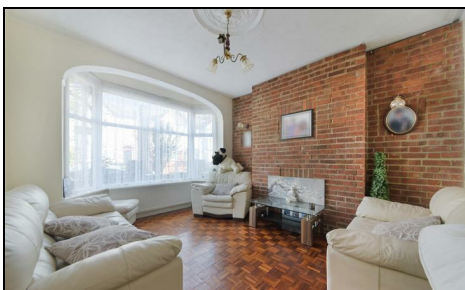


## Clive Road Colliers Wood, SW19 2JA

£785,000 Freehold



**A three bedroom period semi detached family located on a premium road in Colliers Wood, SW19. Comprising of two separate receptions, kitchen with direct access to the generous south facing garden. Upstairs are two double bedrooms, single bedroom and the family bathroom. The property has potential for both a rear and loft extension (subject to the usual planning permissions). This characterful property is ideally situated for popular local schools and Tube Station and would be ideal for someone looking to add value to a house in the SW19 area.**



## CLIVE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 989 SQ FT - 91.84 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.



- Semi Detached
- Three Bedrooms
- Two Receptions
- Premier Road
- Potential to Extend
- Close to Tube Station
- EPC Rating : D
- Merton Council Tax Band : D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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