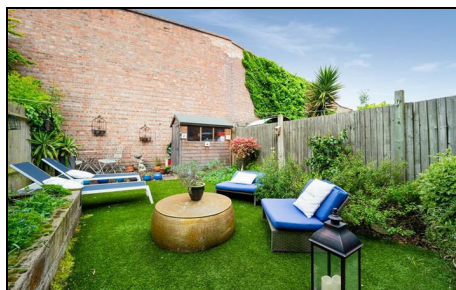


Wandle Bank Colliers Wood, SW19 1DW

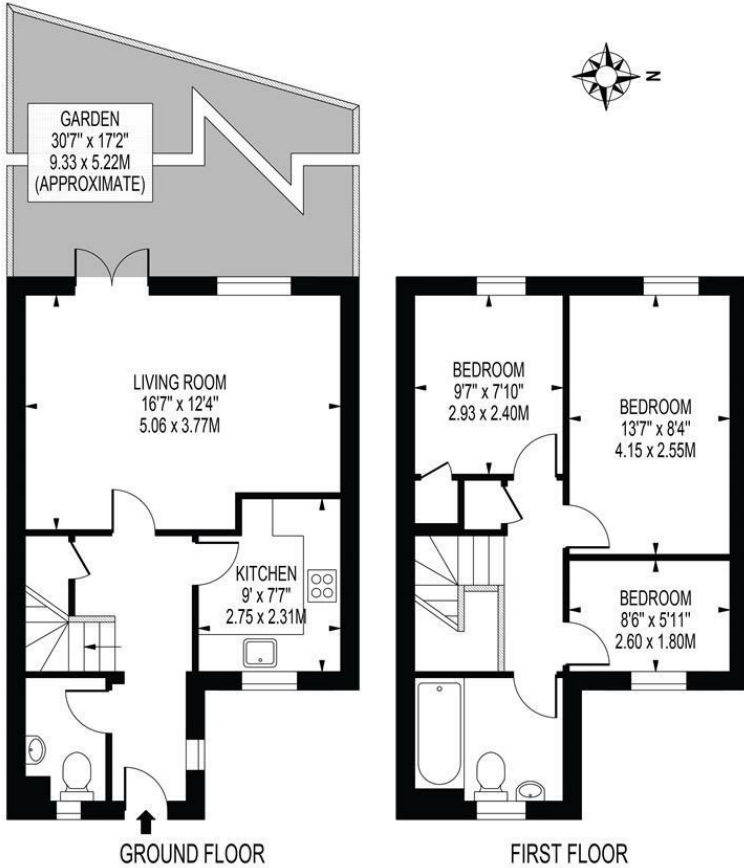
£620,000 Freehold



A well presented three bedroom family freehold house with off street parking located on a quiet residential cul-de-sac with river and park views, a moments walk to Tube Station (Northern line) and abundance of amenities that Colliers Wood has to offer. Comprising two double bedrooms, one smaller child's room / study, modern family bathroom, modern separate kitchen, downstairs W.C/Utility space and large open plan reception room with French doors leading onto a private walled garden. Further benefits are off street parking, no onward chain and a large loft area with the potential to convert into additional living space, subject to the usual planning permissions.

WANDLE BANK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 779 SQ FT - 72.40 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.



- Three Bedrooms
- No Onward Chain
- Close To Tube Station
- Off Street Parking
- Great Amenities Nearby
- Private Garden
- EPC Rating : C
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(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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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

