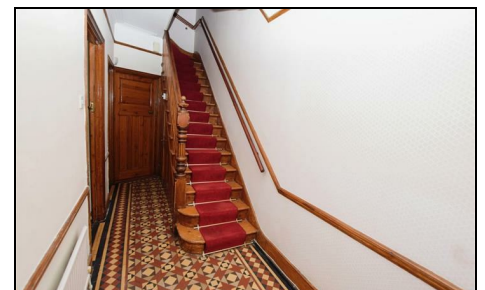


Clive Road Colliers Wood, SW19 2JA

£875,000 Freehold

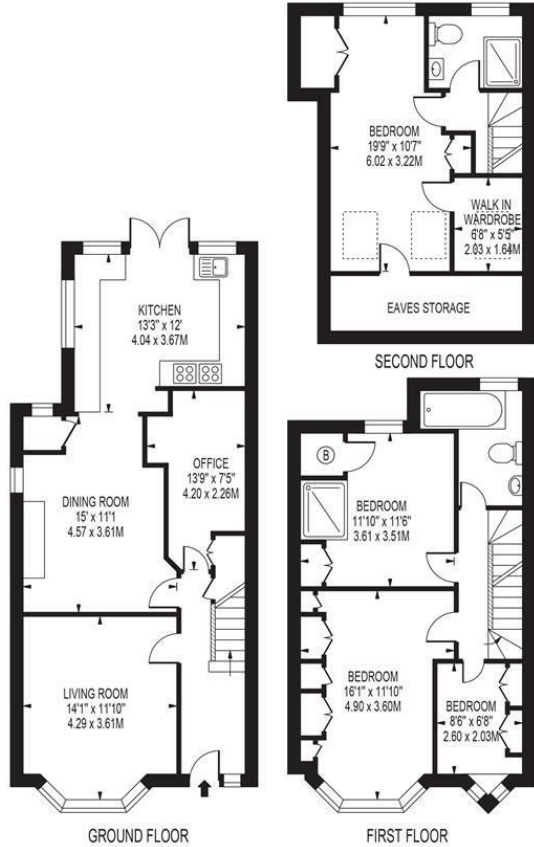


A well-presented, four bedroom, two bathroom extended semi detached Period family home, located on a quiet sought after tree lined road within easy access of Colliers Wood Tube Station and Tooting High Street. This lovely property comprises of a spacious entrance hall featuring the original floor tiles, separate front reception room, separate study, extended kitchen/dining room with direct access to the south facing garden. On the first floor are three of the four bedrooms, all with built in storage and a family bathroom, whilst the loft has also been extended to create a further bedroom with walk in wardrobe and a further bathroom. Properties with this many period features are extremely rare to the market and urge you to book your appointment early to avoid disappointment.

CLIVE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1498 SQ FT - 139.17 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 63 SQ FT - 5.85 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
- Four Bedrooms
- Loft & Rear Extended
- Very Desirable Location
- Close To Tube Station
- Plenty of Period Features
- No Onward Chain
- 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	57	
(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.

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