

Lyveden Road Colliers Wood, SW17 9DU

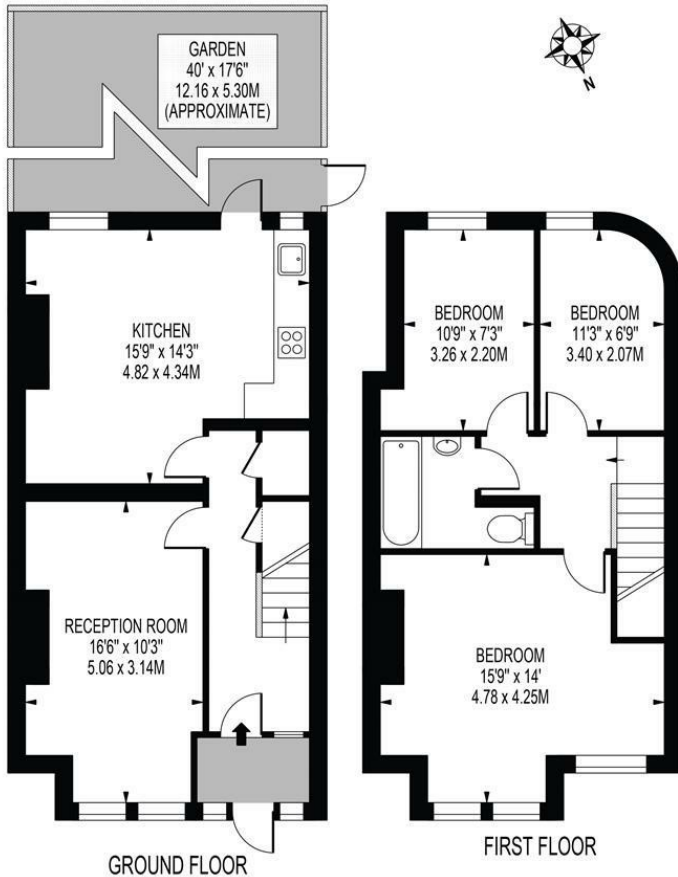
£795,000 Freehold



A much loved end of terrace three bedroom period family home located on a sought after road close to both Tooting Mainline Station (Thameslink) and Colliers Wood Tube Station (Northern Line). Comprising of a good sized lounge with bay window, open plan kitchen / diner with direct access to the private south facing rear garden which further benefits from side access. Upstairs are three bedrooms and the family bathroom and a loft that could easily be converted into a further bedroom with en-suite subject to the usual planning permissions. This property is a wonderful opportunity for someone looking to buy a lovely house in a great area that can be extended in the future to add size and value.

LYVEDEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 911 SQ FT - 84.62 SQ M



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 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.
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- Period Family Home
- End Of Terrace
- Sought After Location
- Potential To Extend
- Close To Transport
- South Facing Garden
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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