

Lyveden Road Colliers Wood, SW17 9DU

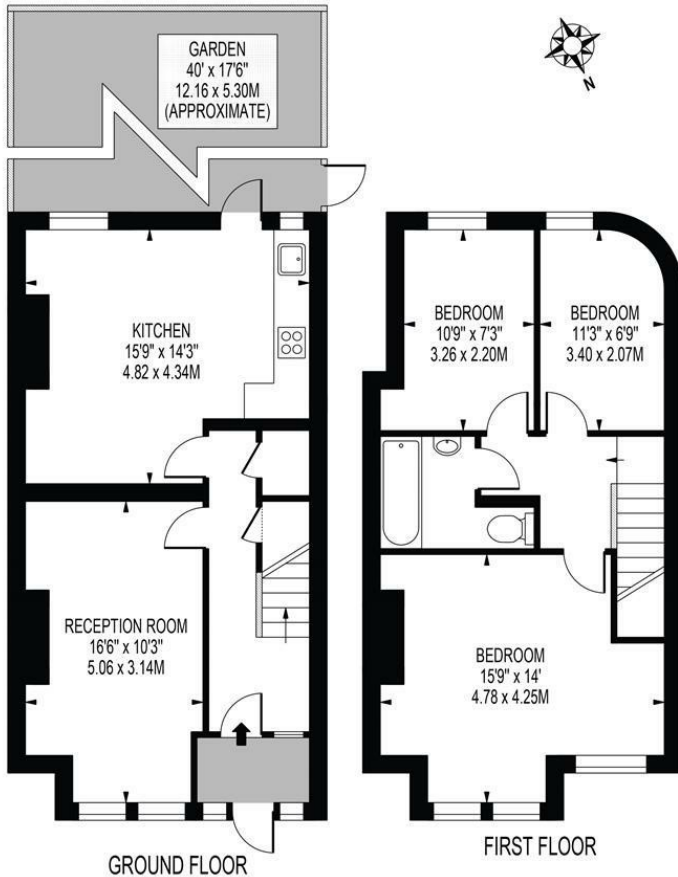
£795,000 Freehold



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



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.

- 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		62
(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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