

Briscoe Road Colliers Wood, SW19 2AQ

£650,000 Freehold



A three bedroom, two bathroom Period family home located on a sought after road close to Colliers Wood Tube Station (Northern Line) and Tooting High Street where you have plenty of pubs, bars and restaurants to enjoy an evening out. Comprising of a good sized through lounge diner, kitchen with direct access to the private rear garden. On the upper floors are three double bedrooms and two bathrooms, one being en-suite to the top floor. This charming family home is being offered to the market with no onward chain and must be viewed to be fully appreciated.

BRISCOE ROAD, SW19

APPROX. GROSS INTERNAL FLOOR AREA 1000 SQ FT / 93 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. 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 Double Bedrooms
- Period Family House
- Two Bathrooms
- Through Lounge Diner
- Close To Tube Station
- 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	84
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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