

Dane Road Colliers Wood, SW19 2NB

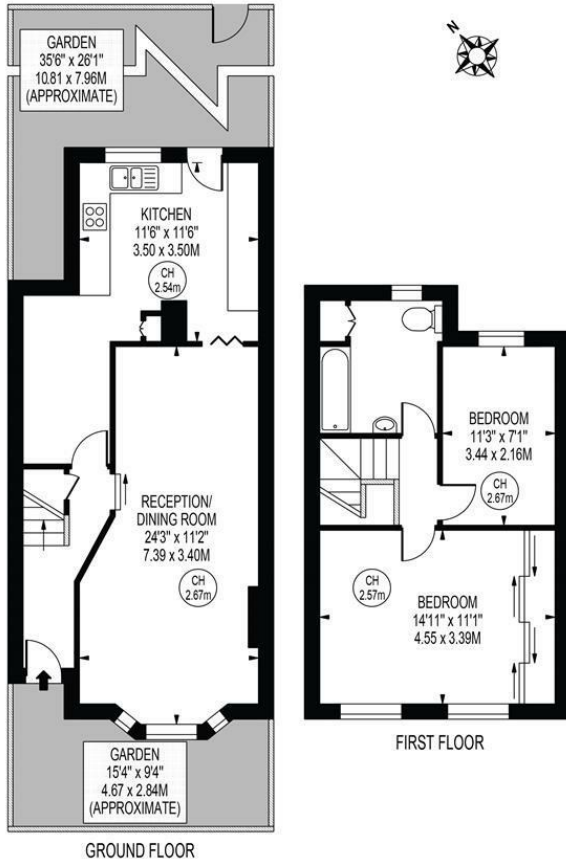
Offers In The Region Of £600,000 Freehold



A two double bedroom period mid terraced house with huge potential for a loft extension (subject to planning permission), located on a popular road close between both South Wimbledon & Colliers Wood Tube Stations, Merton Abbey Mills and a good selection amenities. The property currently consists of a through lounge/diner, extended kitchen and private rear garden. Upstairs are two double bedrooms and the family bathroom. This property would be ideal for those looking to add value by extending to create a three bedroom, two bathroom family home in the SW19 area.

DANE ROAD, COLLIERS WOOD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 863 SQ FT - 80.17 SQ M



- Period House
- No Onward Chain
- Highly Sought After Location
- Potential To Extend
- Modernisation Required
- Close To Tube Station (Northern Line)
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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