

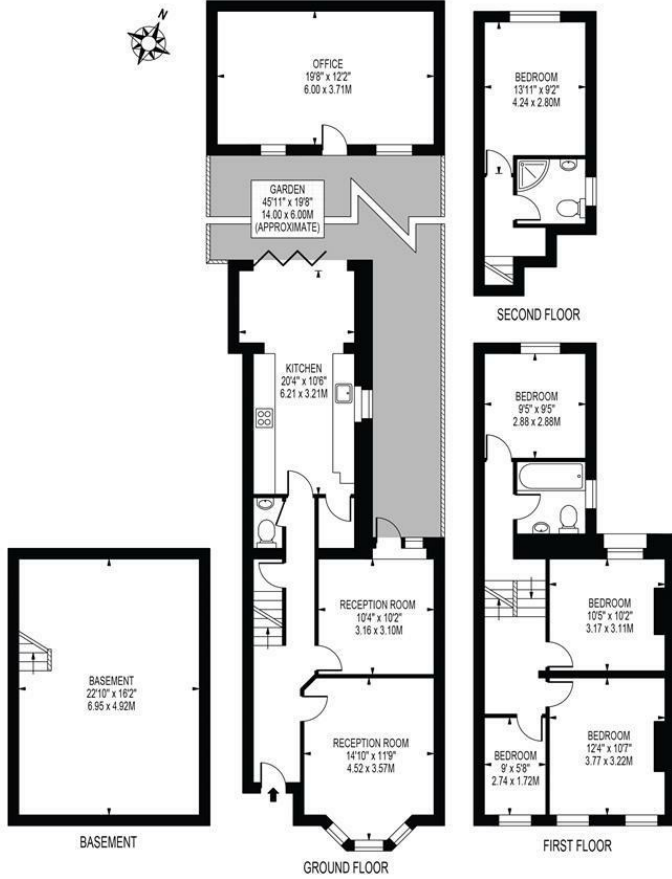
Devonshire Road Colliers Wood, SW19 2EF

£1,195,000 Freehold



A beautifully presented five bedroom, two reception, two bathroom halls adjoining Victorian semi detached family home located on one of Colliers Wood Premier roads close to (Ofsted Outstanding) Primary School, award winning park and (Northern Line) Tube Station. Located in a sought after road close to Colliers Wood, this fabulous property is arranged over three floors with two elegant receptions, high ceilings, luxurious 20'10 kitchen/breakfast room with Quartz worktops, downstairs cloakroom, luxury bathroom and attractive garden with patio. Large cellar and offered with no onward chain. A stunning house in a fantastic location that must be viewed to be truly appreciated.

DEVONSHIRE ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1762 SQ FT - 163.65 SQ M
 (EXCLUDING OFFICE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 239 SQ FT - 22.20 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.



- Victorian Semi Detached House
- Five Bedrooms
- Two Receptions
- Beautifully Presented
- Close To Northern Line Tube Station
- Award Winning Park Around The Corner
- EPC Rating : C
- Merton Council Tax Band : E

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 82 |
| (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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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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