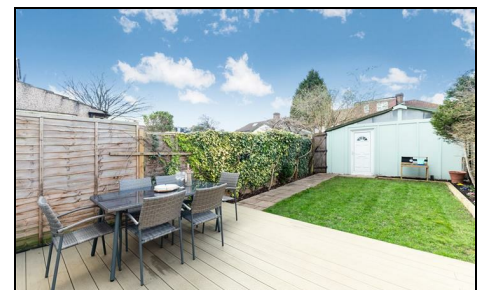


Christchurch Close Colliers Wood, SW19 2NZ

£750,000 Freehold

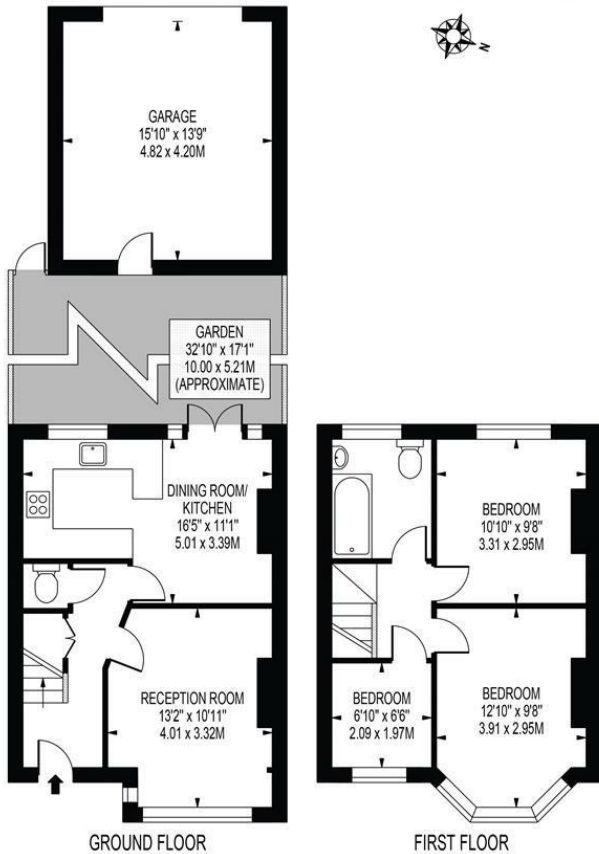


A beautifully presented three bedroom, two reception family home located on a highly sought after cul-de-sac within moments of an OFSTED rated 'Outstanding' Primary School, High Street and Northern Line Underground Station. On the ground floor is a large reception room with plantation shutters, W/C and an open-planned kitchen / dining room with French doors leading to a landscaped West Facing garden with garage. Upstairs are two double bedrooms, a single bedroom and a modern family bathroom. This property also has huge potential to extend to both the rear and loft subject to the usual planning permissions should someone want a house in the SW19 area they can add value to later.

CHRISTCHURCH CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 757 SQ FT - 70.34 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 218 SQ FT - 20.24 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.



- Three Bedroom Family Home
- Beautifully Presented
- Two Receptions
- Off Street Parking
- Close To Tube Station
- West Facing Garden
- Outstanding School Catchment Area
- 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		85
(69-80)	C	67	
(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.

Celebrating 30 years of successful Sales and Lettings in Merton

