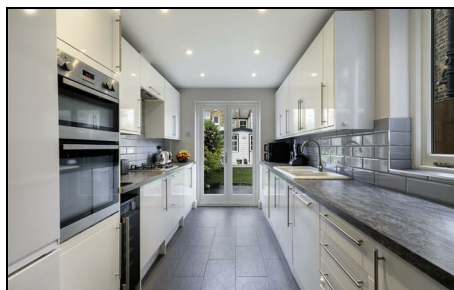


Denison Road Colliers Wood, SW19 2DH

£875,000 Freehold



A Standout Period Home Full of Style and Space. Set on one of the area's highly sought-after roads, this five bedroom, three bathroom Period home is a real gem - beautifully extended and just moments from Colliers Wood Tube and Tooting High Street. This is a home ideally positioned for both families and professionals looking to settle in a thriving neighbourhood. The front reception, complete with plantation shutters, sets the tone for the home's elegant charm, while the separate dining room and sleek, modern kitchen create a brilliant space for everyday living and entertaining. Double doors lead out to a landscaped, low-maintenance garden - perfect for summer evenings. Upstairs, two generous bedrooms come with their own en-suites, and the loft has been cleverly converted to add three more bedrooms and a stylish family bathroom - ideal for growing families or for welcoming guests in style. With impressive proportions, contemporary finishes and period character, this is a home that's hard to beat. Early viewing highly recommended to avoid disappointment.

**DENISON ROAD,
COLLIERS WOOD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1242 SQ FT - 115.38 SQ M

(EXCLUDING SHED AREA)

APPROXIMATE GROSS INTERNAL AREA OF SHED: 50 SQ FT - 4.65 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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 Terraced House
- Five Bedrooms
- Beautifully Presented
- Two Receptions
- Desirable Tree Lined Road
- Close To Tube (Northern Line)
- EPC Rating : C
- Merton Council Tax Band : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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**

