

**Lyveden Road  
London, SW17 9DU**

**£775,000 Freehold**



A period three bedroom family home located on a popular tree-lined road on the borders of Colliers Wood and Tooting. Comprising of open plan living/dining room, newly fitted modern kitchen with direct access to the generous south facing garden. Upstairs there are three bedrooms and a modern family bathroom. The property has potential for an extension into the loft void (subject to permission) to create two further bedrooms and a further bathroom. This characterful much loved property is ideally situated for popular local schools, great amenities, Tube (northern Line) and Mainline Stations (Thames Link). This lovely property further benefits from solar panels that generate enough energy to feed back into the grid.

## LYVEDEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 917 SQ FT - 85.19 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 Family Home
- Three Bedrooms
- Beautifully Presented
- South Facing Garden
- Modern Fitted Kitchen
- Open Plan Living
- EPC Rating : C
- Merton Council Tax Band : D



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 89        |
| (69-80) <b>C</b>                            | 69      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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