

## Clive Road Colliers Wood, SW19 2JB

**£795,000 Freehold**

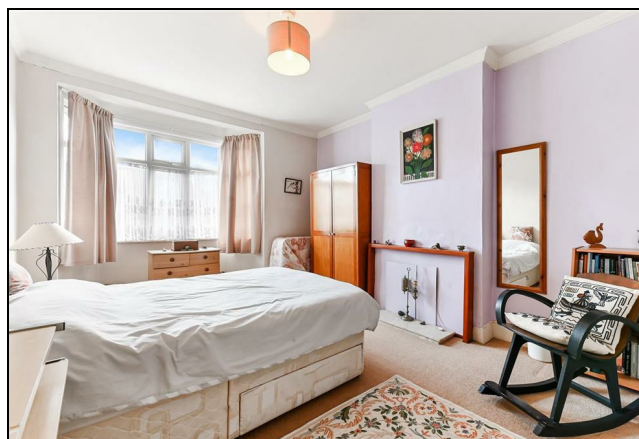
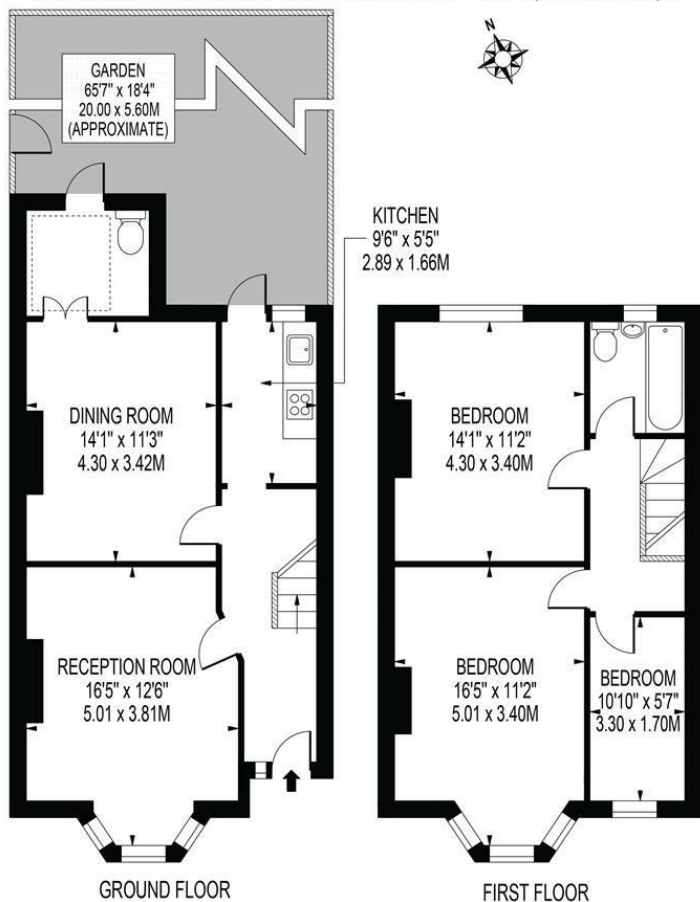


**A three bedroom, two reception semi detached family home with huge potential located on a premier tree lined road in the heart of Colliers Wood close to the Tube Station and Tooting High Street. Although the property would certainly benefit from being updated and extended throughout (subject to planning permissions) it would be an ideal property for a family looking to move into the SW19 area that have a vision to create the perfect family home as it has huge potential to be made into something special.**



## CLIVE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1026 SQ FT - 95.32 SQ M



- Semi Detached Family Home
- Three Bedrooms
- Two Receptions
- Great Sized Garden
- Sought After Road
- Huge Potential To Extend
- No Chain
- 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		
(69-80) C		
(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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