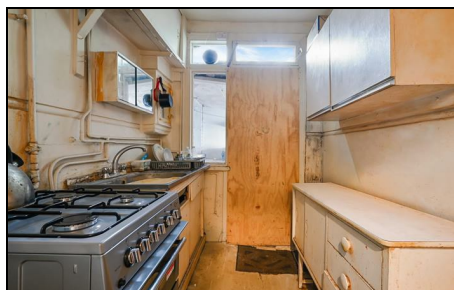


## Birdhurst Road Colliers Wood, SW19 2HZ

**£750,000 Freehold**

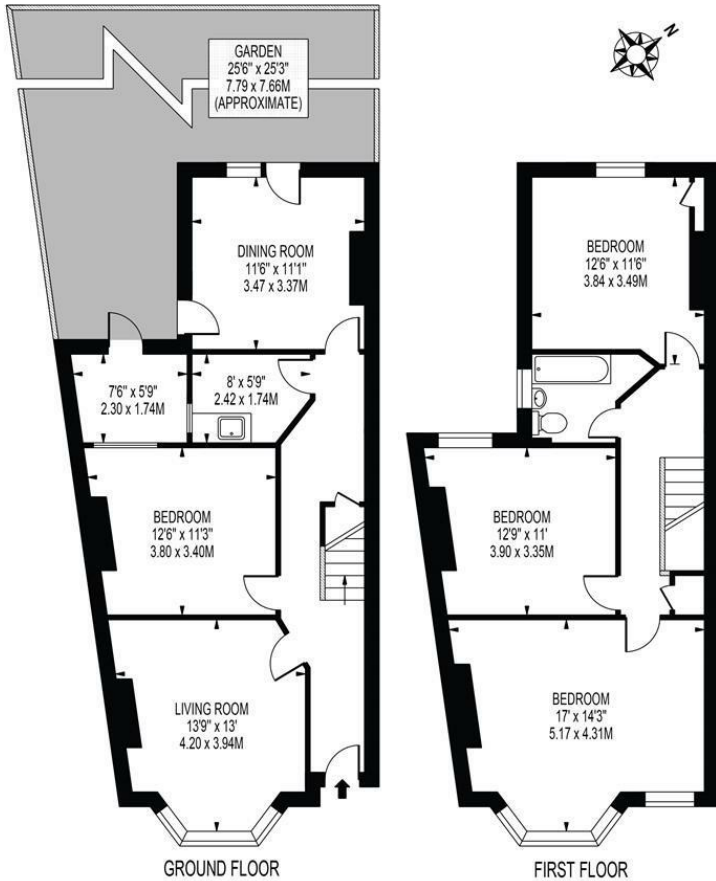


A three double bedroom, three reception period semi detached family home, located on one of Colliers Wood's premier tree-lined roads, close by to the Underground Station and Tooting High Street. Although the property requires updating throughout, it offers excellent potential for extension, both into the loft and to the rear (subject to the usual planning permissions). This would be ideal for a family looking to move into the SW19 area, with a vision to create their perfect family home in one of Colliers Wood's premier road.



## BIRDHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1274 SQ FT - 118.39 SQ M



- Period Semi Detached House
- Three Bedrooms
- Halls Adjoining
- Fantastic Location
- Three Receptions
- Huge Extension Potential (STPP)
- EPC Rating : TBC
- 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>		
(69-80) <b>C</b>		
(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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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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