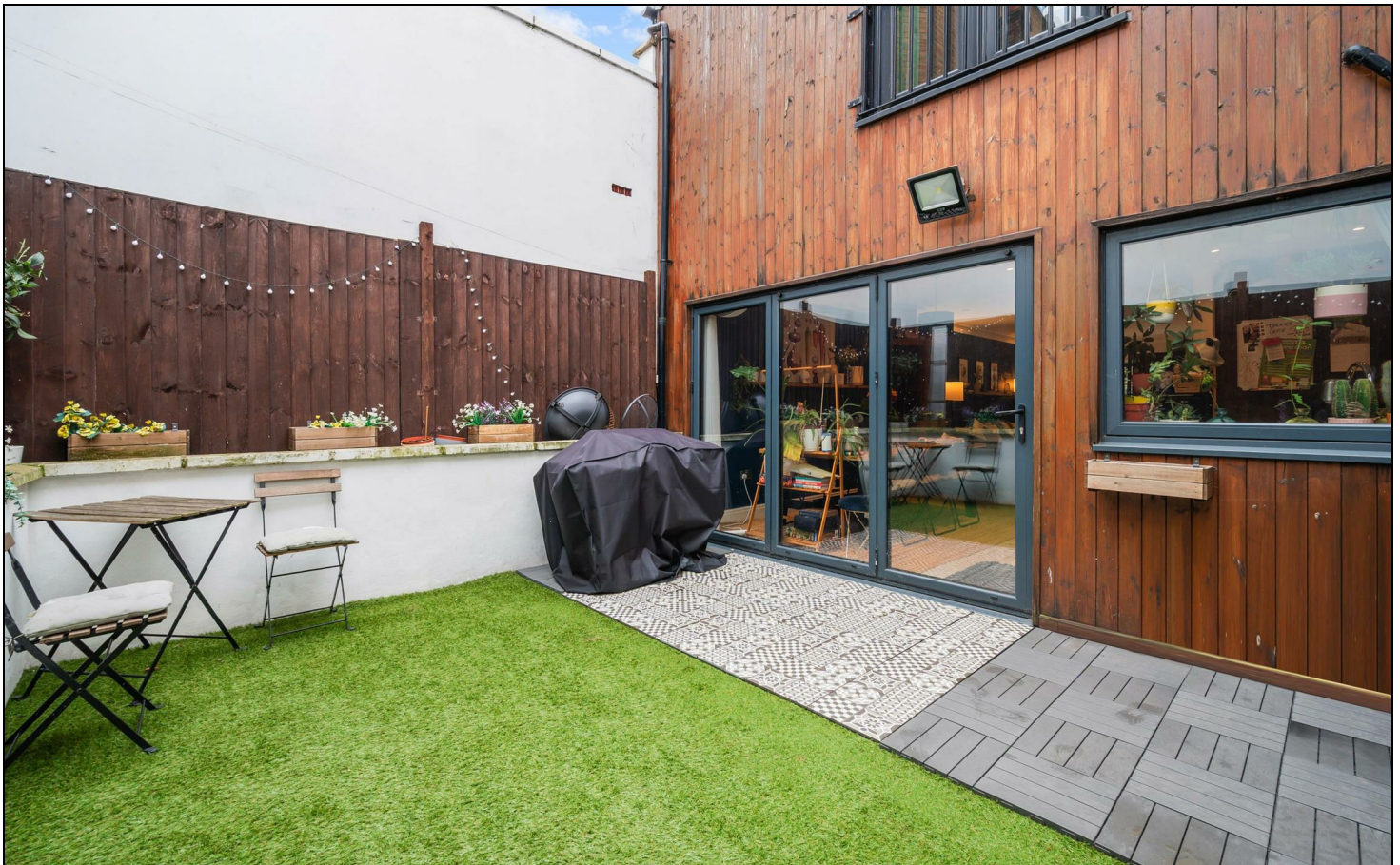


## Walpole Road Colliers Wood, SW19 2BZ

**£800,000 Freehold**



A beautifully presented four bedroom, three bathroom modern style home, located within a sought after area close to London Underground Station (served by the Northern Line) and both Colliers Wood and Tooting High Streets, with many pubs, bars and great restaurants. This unique modern house comprises of a spacious open plan living area, with fully fitted kitchen with stone work tops, access to the south facing courtyard style garden, downstairs bathroom and a further bedroom that could be used as either a separate reception room or study with its own garden area. To the upstairs, there are a further three bedrooms, one of which is the master with its own en-suite bathroom, another double bedroom, a single bedroom and a further modern family bathroom. This unusual but lovely home also benefits from off street parking making it very desirable and must be viewed to be fully appreciated.

# **WALPOLE ROAD** APPROXIMATE GROSS INTERNAL FLOOR AREA: 1192 SQ FT - 110.70 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.

- Modern Designed House
- Four Bedrooms
- Three Bathrooms
- Open Plan Living
- Off Street Parking
- Fantastic Location
- EPC Rating : B
- Merton Council Tax Band : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	87
(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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

