

Courtney Road Colliers Wood, SW19 2EE

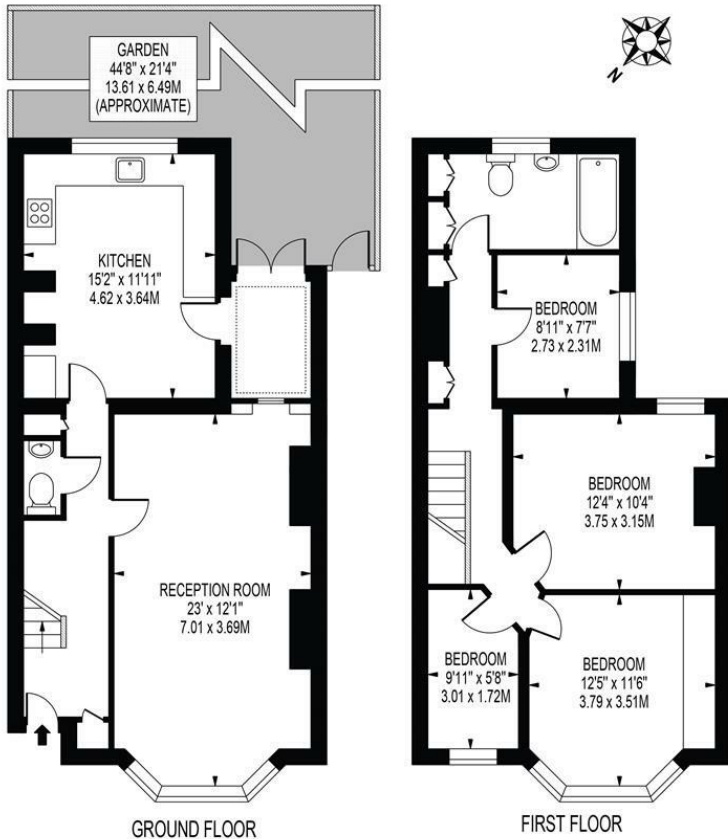
£925,000 Freehold



A beautifully presented Period four bedroom end of terrace family home located on a highly sought after road close to both Tube Station, award winning park and an outstanding Ofsted rated primary school. Comprising of a separate large reception with bay window and feature fireplace, downstairs W/C, modern fully integrated kitchen diner with direct access to the south facing rear garden. Upstairs you will find the family bathroom with roll top bath, four bedrooms, three of which are doubles, whilst the fourth bedroom would also make a great study for those wishing to work from home. This stunning property also has the potential of extending into the loft to create a further bedroom and bathroom subject to the usual planning permissions.

COURTNEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1187 SQ FT - 110.30 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
- Four Bedrooms
- End Of Terrace
- Beautifully Presented
- Highly Sought After Location
- Good Sized South Facing Garden
- Potential To Extend
- EPC Rating : E
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	52	
(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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