

SW19

it's all in the postcode...



Marlborough Road

Colliers Wood

£775,000

- Unique Four Bedroom Semi Detached
- Period Property & Features
- Excellent Location
- Outdoor Garden Kitchen
- Schools, Parks & all Amenities Closeby



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

www.SW19.com

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

'it's all in the postcode...'

A beautifully presented unique semi-detached house, four double bedrooms with flexible living space on the top floor. This property offers an open-plan kitchen-dining room with separate reception room. Other features are two bathrooms with luxury fittings and underfloor heating. This property also offers plenty of period features including a feature fireplace with a cast iron wood burner, wood floors and sash windows. Mature garden with outdoor cooking area/ relaxation space and a compact brick outbuilding that is currently being used for storage but could be converted to a garden office. Close to the Northern line and the award-winning recreation ground. Singlegate catchment area. No chain.



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

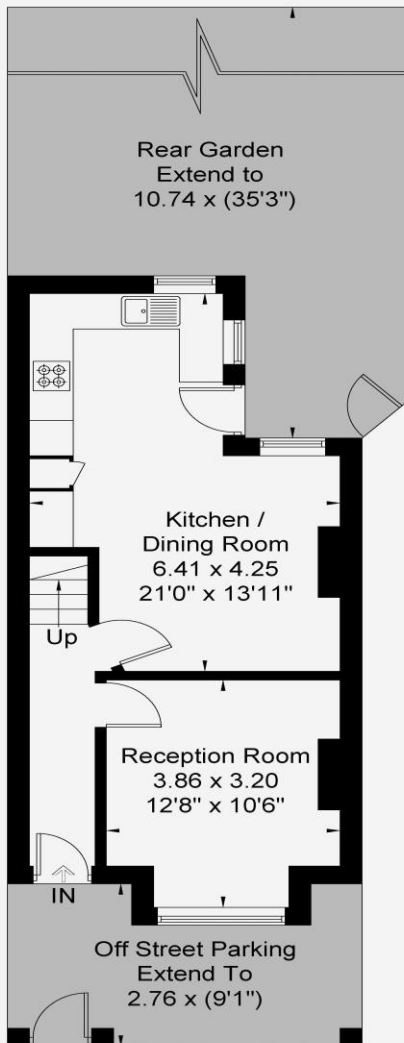
www.SW19.com

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

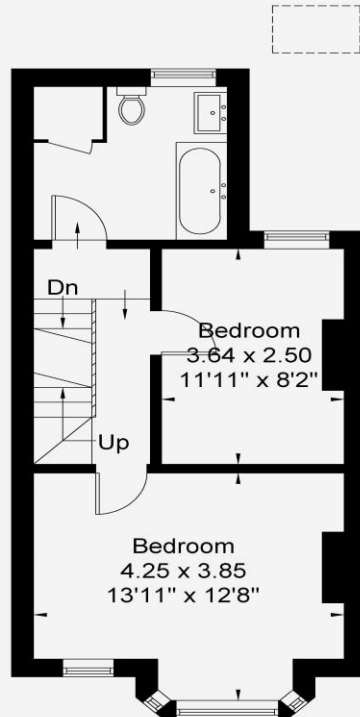
'it's all in the postcode...'

Marlborough Road SW19

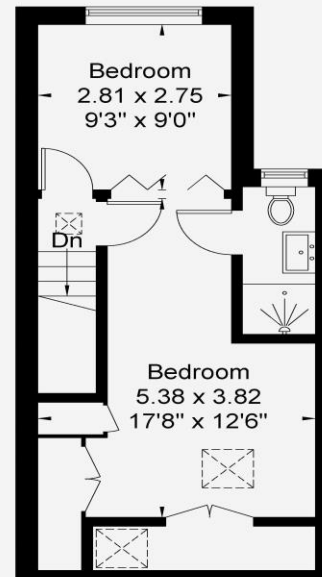
Approximate Gross Internal Area = 107.3 sq m / 1154 sq ft



Ground Floor
38.1 sq m / 410 sq ft



First Floor
38.1 sq m / 410 sq ft



Second Floor
31.10 sq m / 334 sq ft

www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

www.SW19.com

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

'it's all in the postcode...'

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents Ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

www.SW19.com

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

'it's all in the postcode...'