

## Phipps Bridge Road Colliers Wood, SW19 2SS

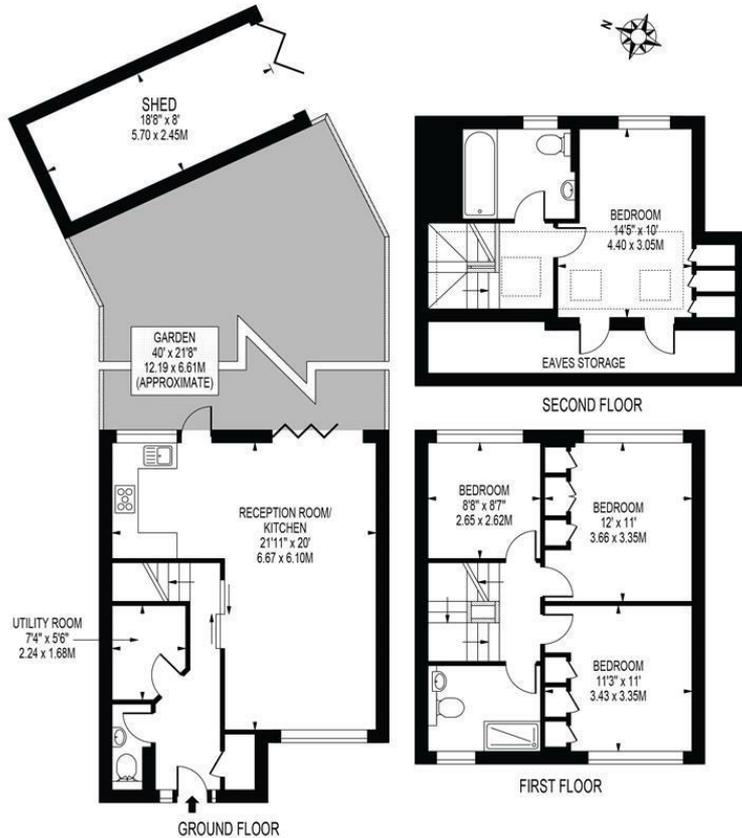
£650,000 Freehold



A lovely four bedroom, two bathroom family home located on a highly desirable road overlooking the beautiful Morden Hall Park which is owned by The National Trust. Comprising of a downstairs W/C, underfloor heating, solid oak flooring, open plan kitchen/dining/living room with modern fully fitted kitchen with solid wood work tops and bi-folding doors that lead out onto the low maintenance rear garden. On the first floor are two double bedrooms, fantastic sized single bedroom that could be a spacious office for those working from home and the modern fitted family bathroom with underfloor heating. On the top floor is the fourth bedroom (double) and a further modern fitted bathroom also with underfloor heating. There is space at the rear of the property for off street parking, with potential to build a garage, subject to planning permissions. Houses of this quality and location are extremely rare and we urge you to book viewings early to avoid disappointment.

**PHIPPS BRIDGE ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1350 SQ.FT - 125.42 SQ.M  
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA OF EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 277 SQ.FT - 25.75 SQ.M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 150 SQ.FT - 13.97 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.



- No Onward Chain
- Four Bedroom House
- Two Bathrooms
- Beautifully Presented
- Downstairs W/C
- Stunning Location
- EPC Rating : C
- 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>		<b>84</b>
(55-68) <b>D</b>	<b>73</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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