

## Clive Road Colliers Wood, SW19 2JB

£925,000 Freehold



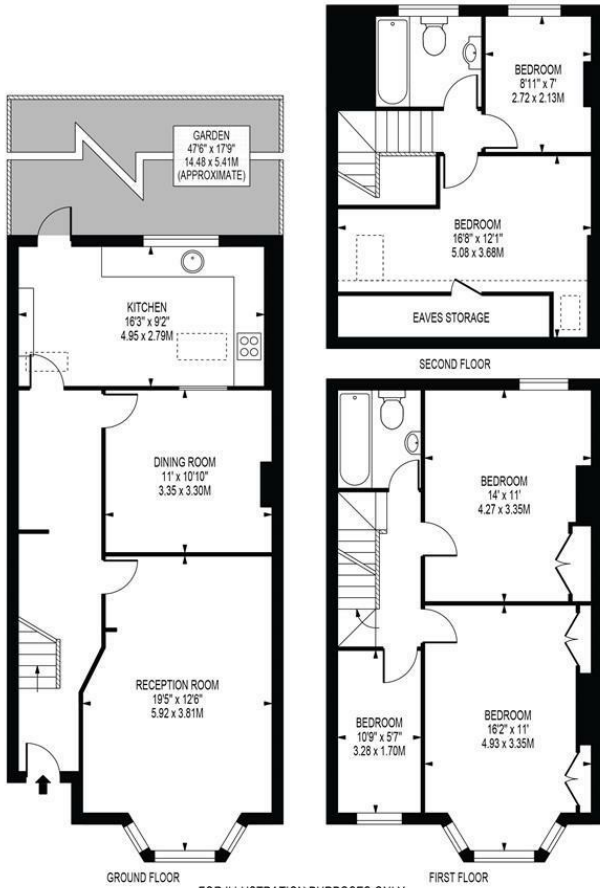
A well presented and extended five bedroom period family home, offering two reception rooms and two bathrooms, situated on a quiet, sought after and tree lined road within easy reach of Colliers Wood Tube Station and Tooting High Street and is offered to the market with no onward chain. The accommodation comprises a spacious entrance hall, a separate front reception room, an additional dining room, and an extended kitchen/breakfast room with direct access to a generously sized rear garden. The first floor offers three well proportioned bedrooms, each benefiting from built in storage, together with a contemporary family bathroom. The converted loft provides two further bedrooms and an additional bathroom. While well presented throughout, the property still offers scope for a buyer to add their own finishing touches and personalise the home. Early viewing is highly recommended to avoid disappointment.

**CLIVE ROAD**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1450 SQ FT - 134.71 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 62 SQ FT - 5.76 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
- Five Bedrooms
- Chain Free
- Close To Tube Station
- Two Receptions
- Highly Desirable Road
- EPC Rating : C
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(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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