

Park Road Colliers Wood, SW19 2HT

Offers Over £1,200,000 Freehold



An unrivalled four bedroom semi-detached period family home in the heart of Colliers Wood, located on a highly sought after, tree-lined road just a few minutes' walk from the Northern Line, an OFSTED Outstanding school, and a beautiful park. This impressive property features a spacious double reception room with a bay window, plantation shutters and a charming log burner - the perfect setting for family living and entertaining. Further highlights include a downstairs cloakroom, a utility room with convenient side access to the garden, and a stunning, contemporary fully fitted kitchen / diner. Multi-folding doors open directly onto a magnificent landscaped garden with a dedicated entertaining area and a versatile summer house currently used as an office and gym. Upstairs, the first floor offers a luxurious master bedroom with bespoke wardrobes and dressing table, a second generous double bedroom, and a superb family bathroom with dual sinks, a freestanding bath and a separate shower. The top floor boasts two further well-proportioned bedrooms and a second modern bathroom. This halls-adjointing home truly has the ultimate "wow" factor, with a garden extending approximately 75ft - considerably larger than average for the area - making it a delight for keen gardeners and a wonderful space for children to play.

PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1637 SQ FT - 152.07 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 85 SQ FT - 7.92 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 220 SQ FT - 20.46 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.

- Period Semi Detached House
- Four Bedrooms
- Beautifully Presented
- Halls Adjoining Family Home
- Large 75ft South Facing Garden
- Fully Extended
- Close To Tube (Northern Line)
- Downstairs Cloakroom
- EPC Rating : D
- Merton Council Tax Band : E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(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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