

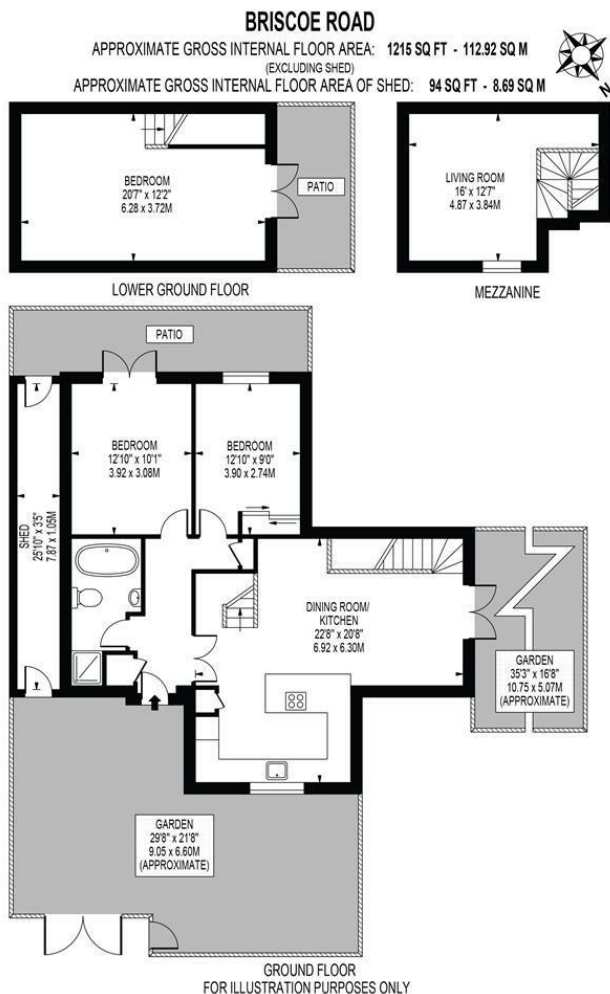
**Briscoe Road  
Colliers Wood, SW19 2AH**

**£750,000 Freehold**



A modern and contemporary detached three double bedroom house with a dash of architectural flair, located on private and concealed grounds, just a short walk from Colliers Wood Tube Station (Northern Line). The property offers fantastic accommodation, comprising an open plan kitchen and entertainment area with underfloor heating, a suspended staircase leading to a mezzanine lounge, an underground master bedroom with French doors opening onto a courtyard with a lightwell above, and two further double bedrooms. Externally, there are double gates to the side providing access to a block-paved driveway, two further courtyard areas to the front and rear, and a south-facing garden laid to lawn with a seating area. This unusual yet outstanding property should be viewed immediately to avoid disappointment.





- Modern Detached House
- Three Bedrooms
- Private Garden
- Beautifully Presented
- Off Street Parking
- Close To Tube Station (Northern Line)
- EPC Rating : C
- Merton Council Tax Band : E

| 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>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 76      | 87        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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