

## Dane Road Colliers Wood, SW19 2NB

£895,000 Freehold



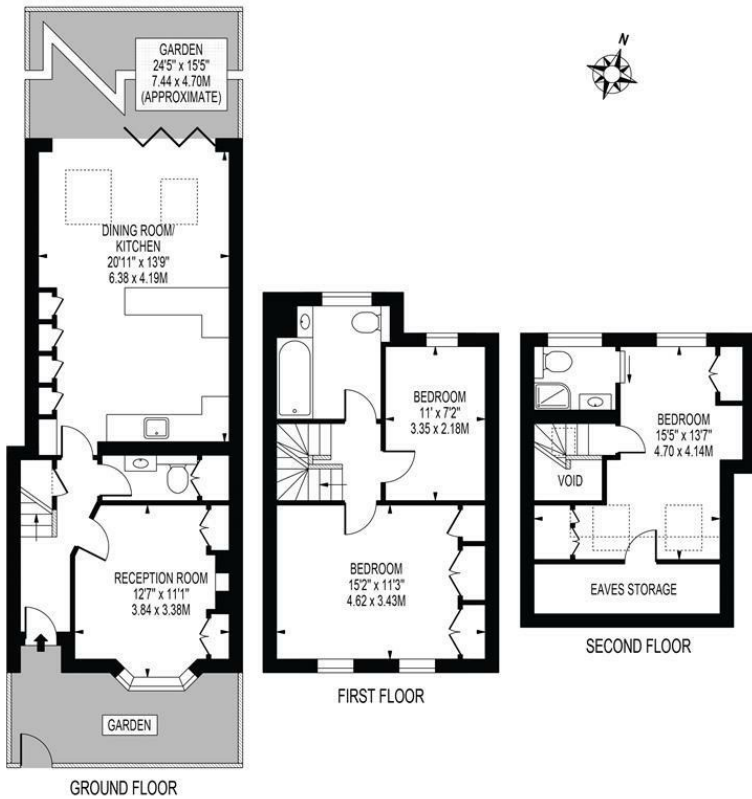
A truly impressive and beautifully presented three double bedroom, two bathroom period family home located in a sought after area within easy access of South Wimbledon and Colliers Wood Tube Stations.

This exceptional property comprises of a separate lounge with bay window and plantation shutters, modern fully fitted kitchen / diner with family area and direct access to the private rear garden. On the first floor are two of the bedrooms and a modern family bathroom, whilst the loft has been extended to create a further bedroom with a lovely en-suite bathroom. This stunning property has been meticulously finished by the current owners so we urge you to book a viewing early to avoid disappointment.

## DANE ROAD, COLLIERS WOOD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1162 SQ FT - 107.95 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 81 SQ FT - 7.53 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
- Beautifully Presented
- Three Bedrooms
- Two Bathrooms
- Downstairs W/C
- Fantastic Location
- EPC Rating : C
- Merton Council Tax Band : E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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