Ellisons

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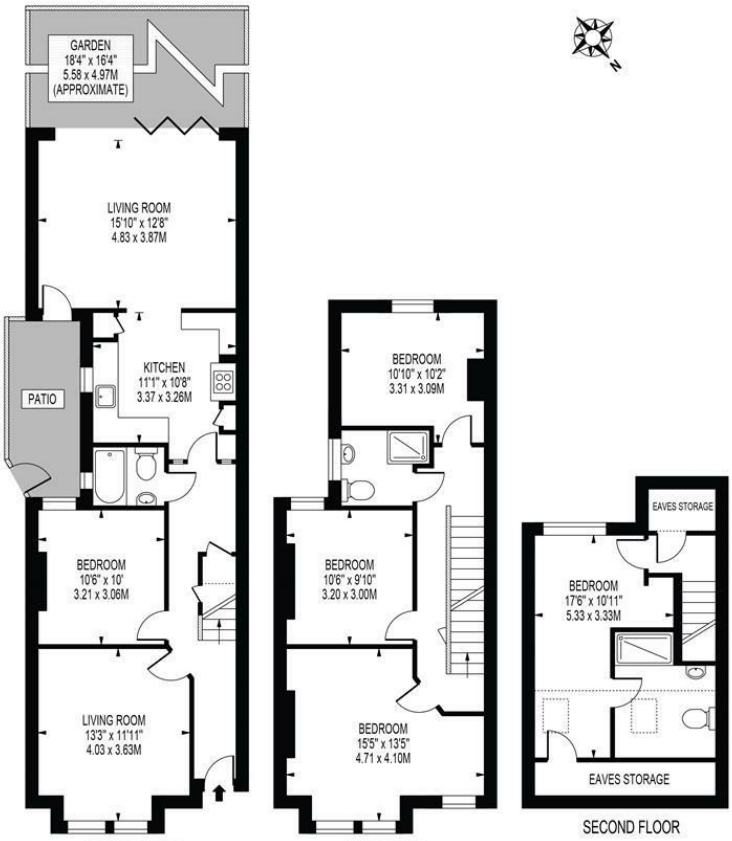
Warren Road
Colliers Wood, SW19 2HY

£975,000 Freehold

An exceptional five bedroom, three bathroom fully extended Period semi-detached family home located on a highly sought after tree lined street with easy access of Colliers Wood Tube Station and Tooting High Street and in the catchment area for "Outstanding" schools. This incredible property comprises a spacious entrance hall, spacious reception room with feature fireplace, oak flooring and plantation shutters, downstairs bathroom, stunning handmade kitchen, dining / family room with direct access to the south facing landscaped rear garden via the bi-folding doors. On the first floor are three of the five double bedrooms and oak flooring accompanied by a family bathroom, whilst the loft has also been extended to create a further bedroom, a further family bathroom and huge eaves storage space. Properties of this quality and location are extremely rare to the market so we urge you to book a viewing early to avoid disappointment.

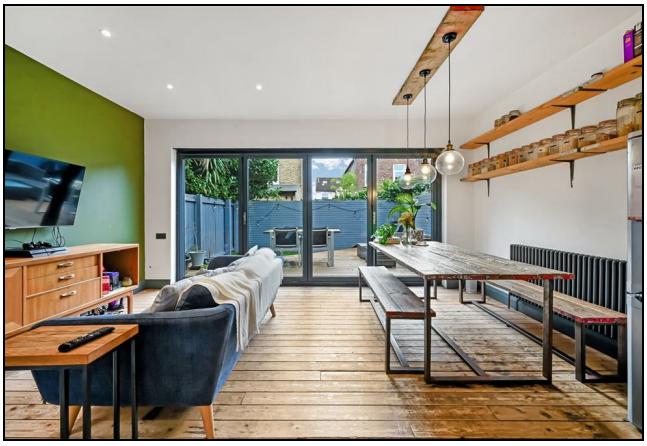
WARREN ROAD

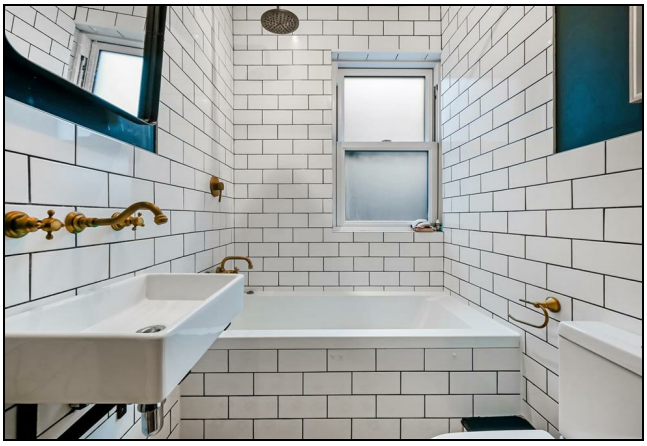
APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1566 SQ FT - 145.52 SQ M**
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **133 SQ FT - 12.35 SQ M**



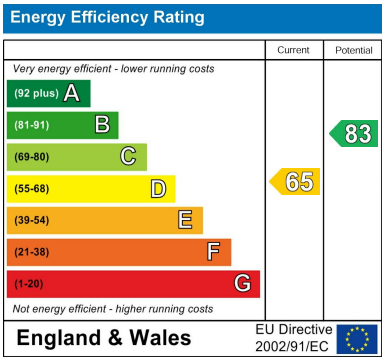
FOR ILLUSTRATION PURPOSES ONLY

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 Semi Detached Family Home
- Five Double Bedrooms
- Two Receptions
- Fully Extended
- Sought After Location
- Modern Urban Flair Throughout
- Merton Council Tax Band : E
- EPC Rating : D



For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989–2019