

Marlborough Road Colliers Wood, SW19 2HF

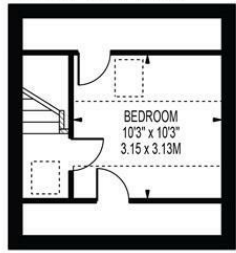
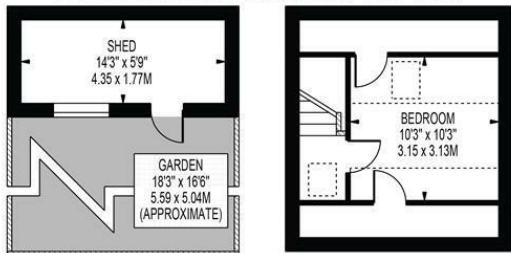
Offers In Excess Of £700,000 Freehold



A three double bedroom period family home located on a highly sought after tree lined road located close to both Colliers Wood Tube Station and Tooting Rail Station, an award-winning park, local amenities and the ever popular Singlegate School. This lovely home further benefits from wooden floors, large double reception, downstairs W/C, good sized fitted kitchen with access to the private rear garden. On the upper floors are three double bedrooms and a the family bathroom making it ideal for a family looking to move into a premier road in the Colliers Wood area and purchase with no onward chain.

**MARLBOROUGH ROAD,
COLLIERS WOOD**

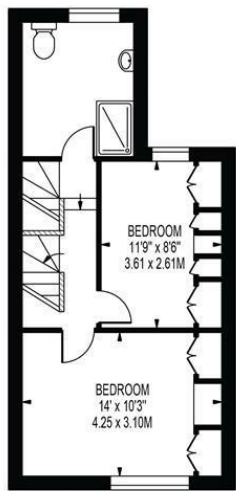
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1076 SQ FT - 99.99 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SHED)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 130 SQ FT - 12.10 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 83 SQ FT - 7.70 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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 Home
- Three Bedrooms
- No Onward Chain
- Close To Tube Station
- Downstairs W/C
- Desirable Location
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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of successful Sales and
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