

## **Denison Road**

## £899,950

- Beautifully presented
- Four bedrooms
- Two bathrooms
- Private garden
- Sought after location



D2D 8544 2828 Wimbledon: Wimbledon Park: Colliers Wood www.SW19.com SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737 *'its all in the postcode…'* 

SW19 Estate Agents are delighted to present this beautifully extended four-bedroom family home. Featuring a spacious open-plan living area that seamlessly connects to a stylish kitchen and breakfast room, this property boasts large doors opening onto a private, well-maintained garden. Ideally located in the heart of Colliers Wood, this home is just a short stroll from Colliers Wood Tube Station, ensuring effortless connectivity. Surrounded by abundant green spaces, including Wandle Park. With its perfect blend of convenience, space, and charm, this property is an exceptional choice for families seeking a welcoming home in a prime location.





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**Denison Road SW19** Approximate Gross Internal Area = 125 sq m / 1345 sq ft (Including Eaves) Garden 34'5" x 13'1" = Reduced headroom below 1.5m / 5'0 10.50m x 4.00m Kitchen 13'1" x 12'10" Bedroom Bedroom 4.00m x 3.90m 13'1" x 8'2" 8'10" x 7'10" 00 4.00m x 2.50m 2.70m x 2.40m Dn Dn Reception / Bedroom 16'1" x 9'10" Dining Room 24'11" x 13'1" 4.90m x 3.00m Up 7.60m x 4.00m Up. Bedroom 13'6" x 13'1" 4.12m x 4.00m Eaves IN Fourth Floor First Floor Second Floor ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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