

## Dane Road Colliers Wood, SW19 2NB

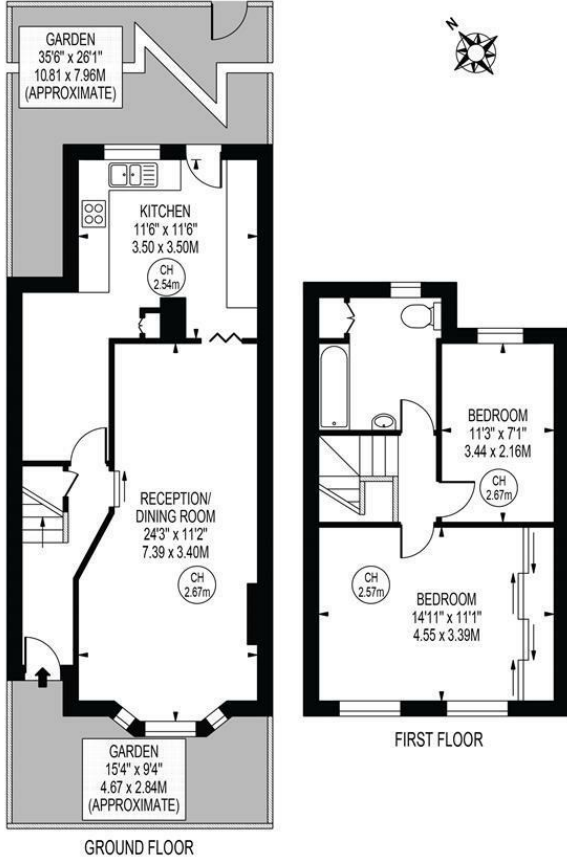
**Offers In The Region Of £600,000 Freehold**



**A two double bedroom period mid terraced house with huge potential for a loft extension (subject to planning permission), located on a popular road close between both South Wimbledon & Colliers Wood Tube Stations, Merton Abbey Mills and a good selection amenities. The property currently consists of a through lounge/diner, extended kitchen and private rear garden. Upstairs are two double bedrooms and the family bathroom. This property would be ideal for those looking to add value by extending to create a three bedroom, two bathroom family home in the SW19 area.**

**DANE ROAD,  
COLLIERS WOOD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 863 SQ FT - 80.17 SQ M



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 House
- No Onward Chain
- Highly Sought After Location
- Potential To Extend
- Modernisation Required
- Close To Tube Station (Northern Line)
- EPC Rating : D
- Merton Council Tax Band : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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**

