

SW19

it's all in the postcode...



Mill Road

£850,000

- Exceptional family house
- Three double bedrooms
- Open plan living
- West facing garden
- Great location



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

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SW19 is delighted to present this exceptional three double-bedroom house located on Mill Road, perfectly situated on the borders of Colliers Wood and South Wimbledon. Boasting a warm and inviting open-plan living area, the space seamlessly connects to a west-facing garden, where you will find a summer house/office, ideal for outdoor entertaining and relaxation. This beautifully presented property is ready to move into and call home. Don't miss your chance to view this stunning house—schedule a viewing today before it's gone!



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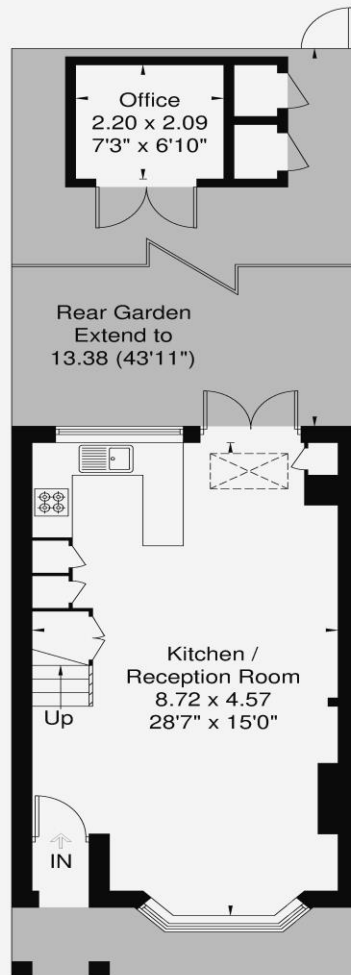
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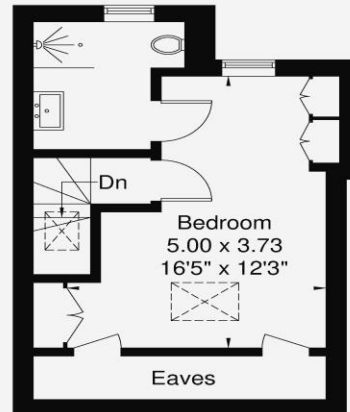
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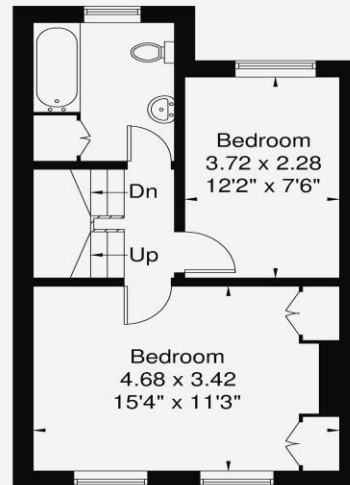
Approximate Gross Internal Area = 96.6 sq m / 1038 sq ft
Office = 6.3 sq m / 67 sq ft
Total = 102.9 sq m / 1105 sq ft



Ground Floor **Office**
37.2 sq m / 400 sq ft 6.3 sq m / 67 sq ft



Second Floor
24.3 sq m / 261 sq ft



First Floor
35.1 sq m / 377 sq ft

www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

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

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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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