



Lyveden Road, Colliers Wood
£850,000

Summary

Brinkleys Estate Agents are pleased to bring to the sales market this well presented, end of terrace, five bedroom period home, located on a quiet residential street in Colliers Wood. Located a short walk to Colliers Wood's excellent local shopping/travelling facilities that includes Colliers Wood Underground Station (Northern Line) and Tooting mainline railway station. The property is briefly comprised of an entrance hall with storage cupboard, front reception room with feature fireplace, fully fitted kitchen/dining room and second reception room to the rear. The garden extends to almost 50 feet. The first floor offers three double bedrooms and family bathroom. The top floor comprises two further bedrooms and a modern shower room. The property also benefits from the potential to extend side return and rear (STPP).

How to view: Please contact our Wimbledon Hill Office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 8:30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents.

EPC: TBC



Lyveden Road



Ground Floor = 508 sq ft

First Floor = 511 sq ft

Second Floor = 375 sq ft

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 GROUND FLOOR = 508 sq ft / 47.19 sq m
 FIRST FLOOR = 511 sq ft / 47.47 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 342 sq ft / 31.77 sq m
 (Reduced Headroom) = 33 sq ft / 3.07 sq m
 Total = 1394 sq ft / 129.50 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)