# Marlborough Road, Colliers Wood, SW19

3 bedroom house - £650,000 freehold

Tooting Sales

# Marlborough Road, Colliers Wood, SW19

## £650,000 freehold 3 bedroom house

Foxtons.co.uk/12603710

A bright and spacious 3 bedroom semi-detached house presented in good condition throughout that benefits from a neat rear garden and a great location just moments away from Colliers Wood underground station.

### KEY FEATURES

- Bright and spacious semi-detached family house
- 3 double bedrooms
- Downstairs toilet
- Private rear garden
- Sought-after residential street
- Moments away from Colliers Wood underground station
- Offered with no onward chain

### LOCAL AREA

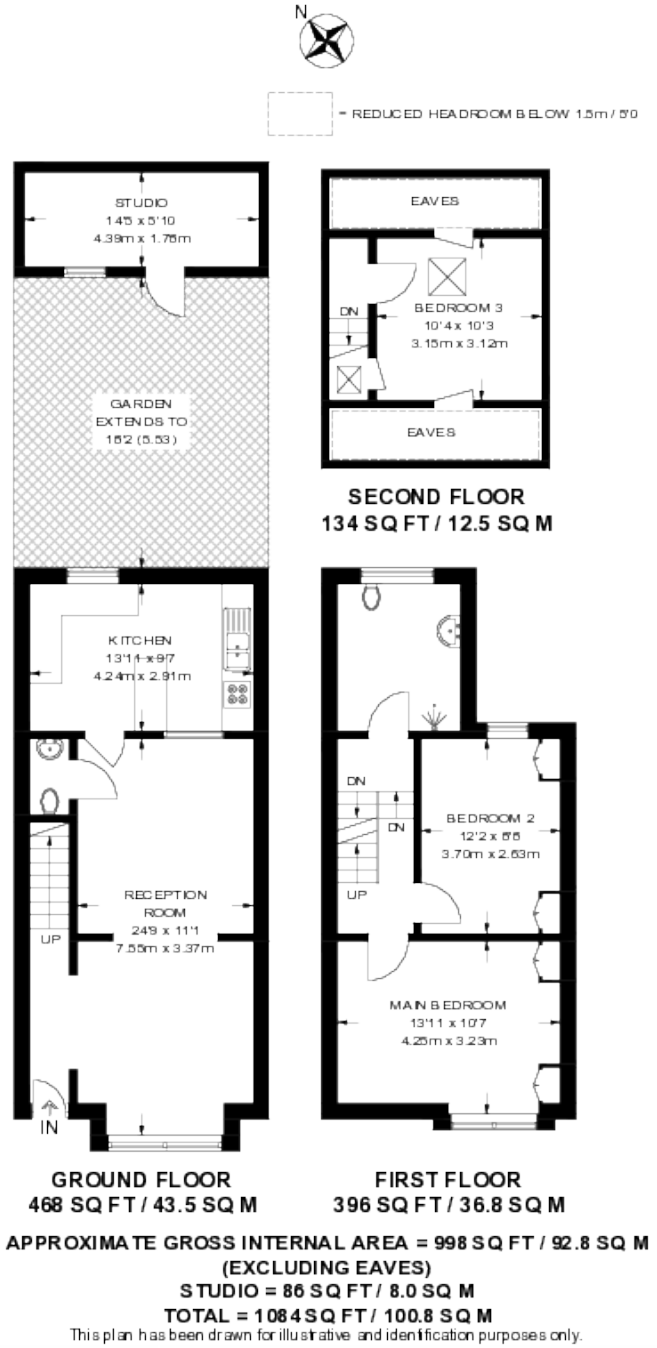
Marlborough Road enjoys a sought-after location, close to Haydons Road and Colliers Wood stations for excellent links. Popular Wimbledon Village, Cannizaro Park and local favourite The Crooked Billet are all within easy reach.

**Tooting Rail Station**
Thameslink line, Zone 3

**Haydons Road Rail Station**
Thameslink line, Zone 3

**Mitcham Eastfields Rail Station**
Southern line, Zone 3

Representation of current layout, gross internal floor area is approximately 1,084 Sq Ft ( Sq M)





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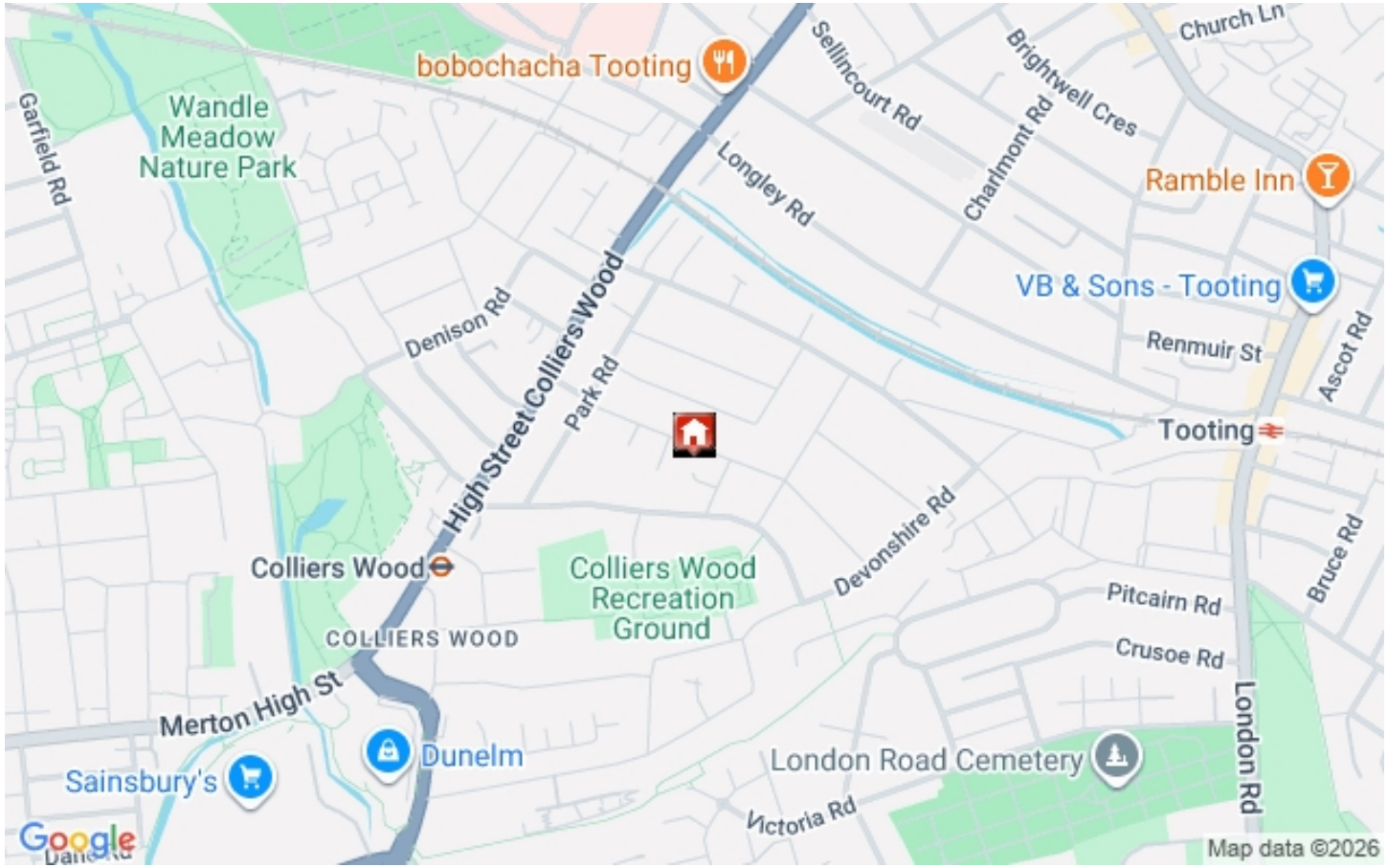


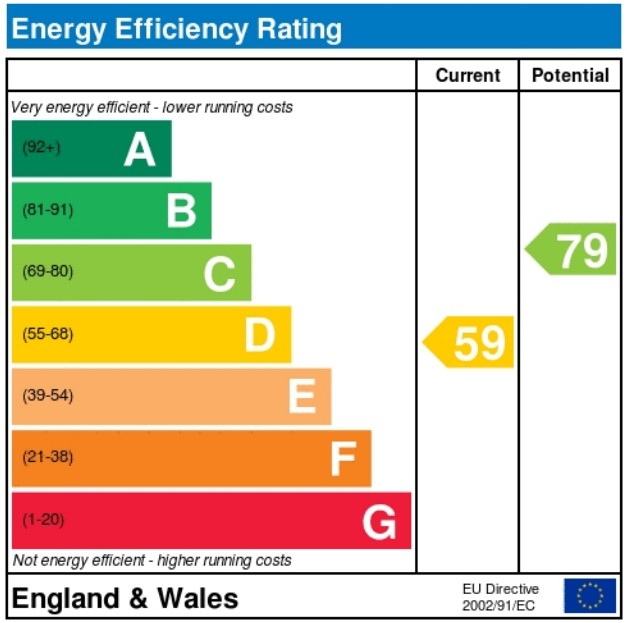


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|---|---|
| Tenure | **Freehold** |
| Lease Expires | **To be confirmed** |
| Ground Rent | **To be confirmed** |
| Service Charge | **To be confirmed** |
| Local Authority | **Merton** |
| Council Tax | **£2,141 per year (Band D)** |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

**TOOT**

The Property Ombudsman

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