

## Myrna Close Colliers Wood, SW19 2HN

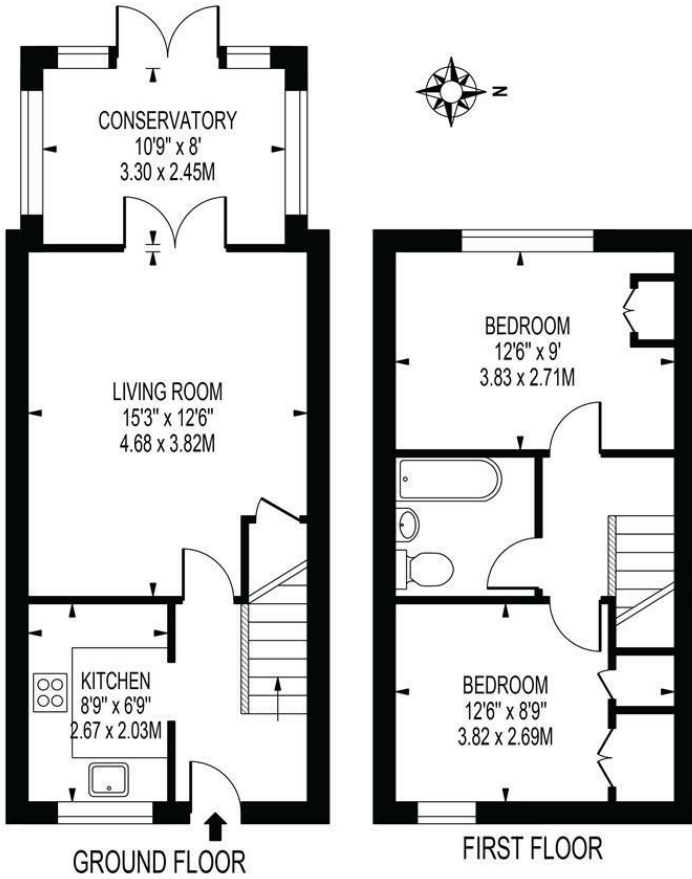
**£520,000 Freehold**



**A two double bedroom freehold home with conservatory, private garden and allocated parking space located on a quiet cul-de-sac, just a short walk to Colliers Wood Tube Station. Comprising of a through lounge leading onto conservatory and a landscaped private rear garden, separate fitted kitchen, Two spacious double bedrooms and family bathroom. This fantastic property further benefits from good loft storage and no onward chain making this a superb purchase for the first time buyer looking in the SW19 area.**

## MYRNA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 702 SQ FT - 65.25 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



- Freehold House
- Two Double Bedrooms
- Conservatory
- No Onward Chain
- Allocated Parking
- Ideal First Time Purchase
- Sought After Location
- EPC Rating : C
- Merton Council Tax Band : D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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