

Brangwyn Crescent Colliers Wood, SW19 2UF

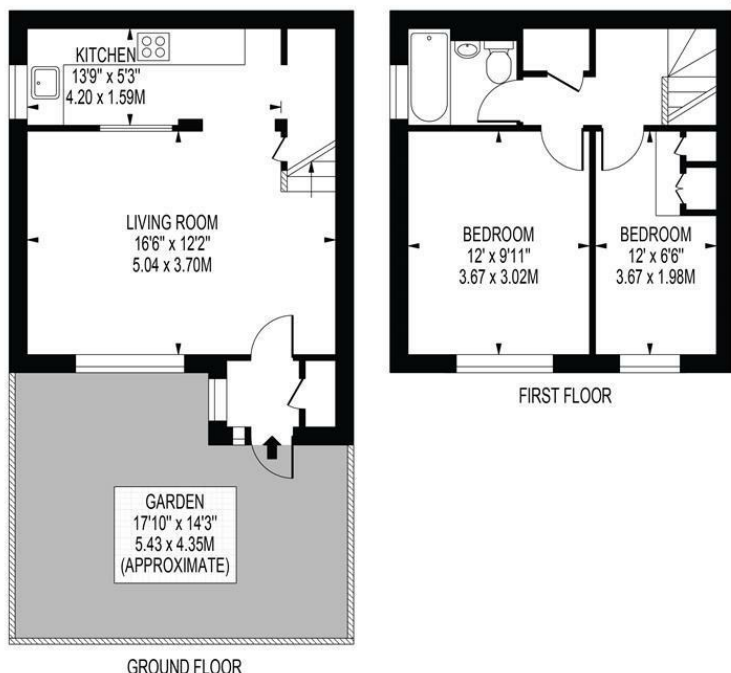
Offers In Excess Of £400,000 Freehold



A well presented two double bedroom house with off street parking within walking distance to Merton Abbey, Colliers Wood High Street and Tube Station. The property comprises of a reception/dining room and a modern kitchen to the ground floor with two double bedrooms and a bathroom to the first floor whilst further benefiting from no onward chain and off street parking. Ideal for the first time buyer looking in the SW19 area.

BRANGWYN CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 616 SQ FT - 57.24 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.

- Two Bedroom House
- End Of Terrace
- Modern Kitchen
- Allocated Parking
- No Chain
- Ideal First Purchase
- EPC Rating : C
- Merton Council Tax Band : C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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