

Myrna Close Colliers Wood, SW19 2HW

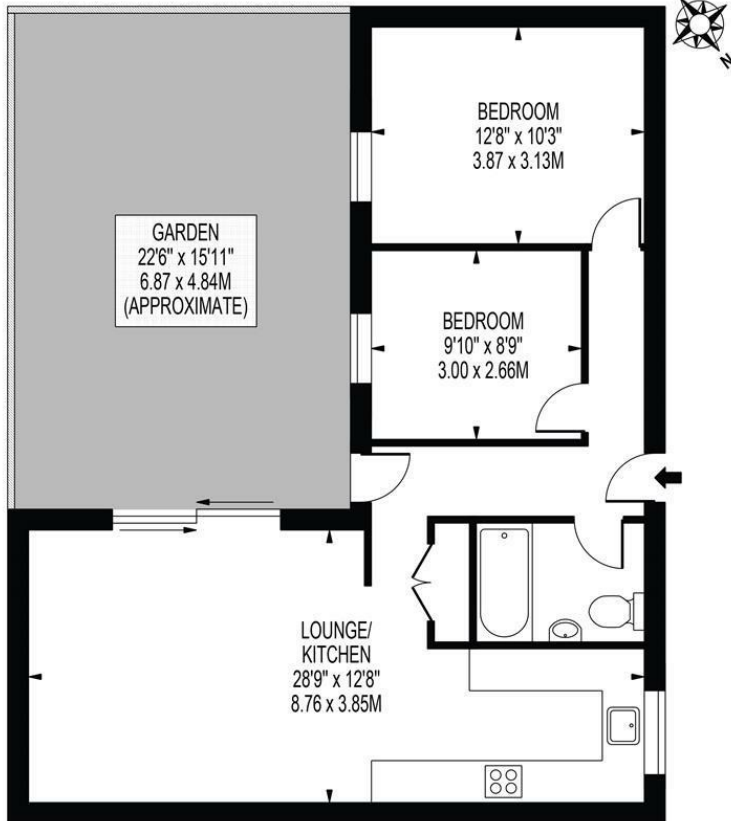
£550,000 Freehold



A beautifully presented two double bedroom freehold Bungalow positioned within a gated development on a quiet cul-de-sac ideally located just moments from both the local shops and Collier's Wood Tube Station. Comprising of an open plan modern fully fitted kitchen / lounge/diner with air conditioning and direct access onto a private courtyard style rear garden, there are two good sized double bedrooms to which the master has air conditioning, modern family bathroom and gated off street parking.

MYRNA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 672 SQ FT - 62.40 SQ M



GROUND FLOOR

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 Bungalow
- Two Double Bedrooms
- Beautifully Presented
- Open Plan Living
- Private Garden
- Gated Parking
- EPC Rating : C
- Merton Council Tax Band : D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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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