

Brangwyn Crescent Colliers Wood, SW19 2UF

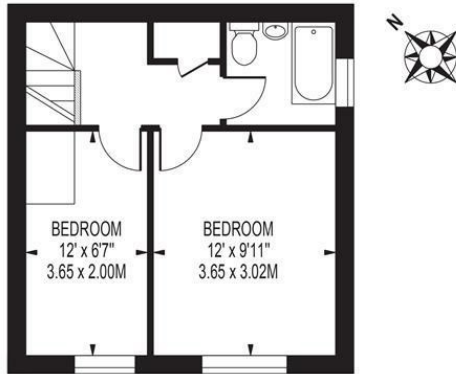
Offers In Excess Of £400,000 Freehold



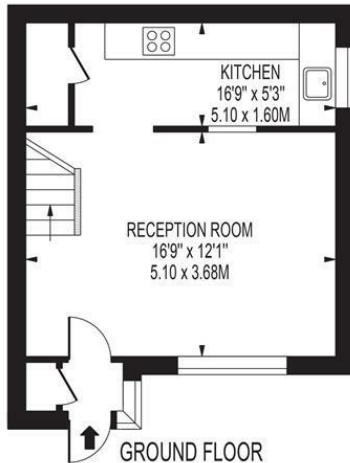
An end of terrace two bedroom freehold house, located on a popular modern development close to central Colliers Wood and Merton Abbey Mills. Whilst this property does require some updating, it benefits from having off street parking, garden to the front and is being sold with no onward chain. Viewings are highly recommended and would be ideal for the first time buyer looking to purchase in the SW19 area.

BRANGWYN CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 619 SQ FT - 57.54 SQ M



FIRST FLOOR



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 House
- Two Bedrooms
- Off Street Parking
- Front Garden
- Close To Tube Station
- Ideal First Purchase
- EPC Rating : E
- 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		
(55-68) D		65
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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