

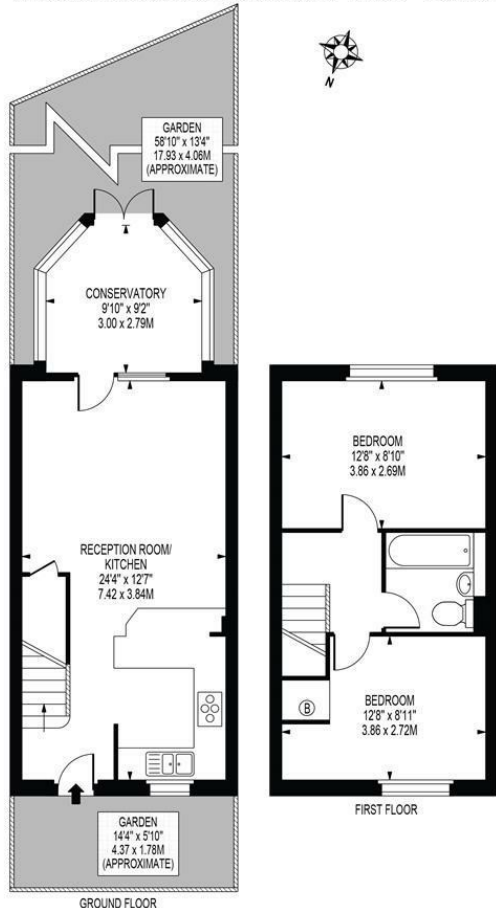
Myrna Close Colliers Wood, SW19 2HN

£550,000 Freehold



A beautifully presented two double bedroom freehold home with allocated parking space located on a quiet cul-de-sac a short walk to Colliers Wood Tube and award winning Park. Comprising of a lovely through lounge, spacious conservatory leading onto a good sized landscaped private South facing rear garden, modern fitted kitchen with breakfast bar, two spacious double bedrooms and a fitted modern family bathroom. This fantastic property would be ideally suited to the first time buyer and viewings should be booked early to avoid disappointment as houses of this quality are very rare to the market.

MYRNA CLOSE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 725 SQ.FT - 67.35 SQ.M



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 Double Bedroom House
- Beautifully Presented
- Modern Kitchen
- Private Garden
- Off Street Parking
- Northern Line Within Walking Distance
- EPC Rating : C
- Merton Council Tax Band : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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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