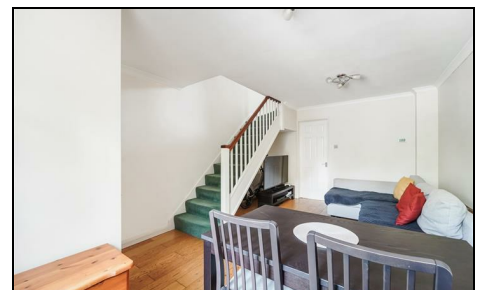


## Brangwyn Crescent Colliers Wood, SW19 2UF

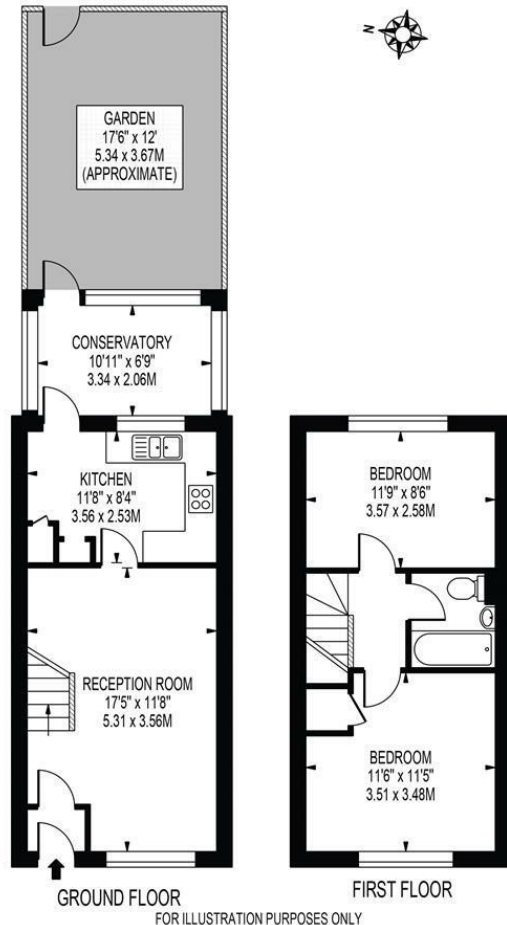
**£500,000 Freehold**



A well presented two double bedroom freehold home with a private driveway, located on a quiet cul-de-sac just a short walk from Colliers Wood Tube Station and a fantastic selection of local amenities. Offered to the market chain free, the property comprises a spacious through lounge, a fitted kitchen leading into a bright conservatory, which in turn opens onto a private rear garden. Upstairs, the property offers two generous double bedrooms and a modern family bathroom. Further benefits include loft storage, adding to the practicality of this charming home. Offered chain free, this is an excellent opportunity for first time buyers looking in the area.

# BRANGWYN CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 705 SQ FT - 65.52 SQ M



- Freehold House
- Two Double Bedrooms
- No Onward Chain
- Private Driveway
- Private Garden
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 90                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 77      |                         |
| (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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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