

## Myrna Close Colliers Wood, SW19 2HN

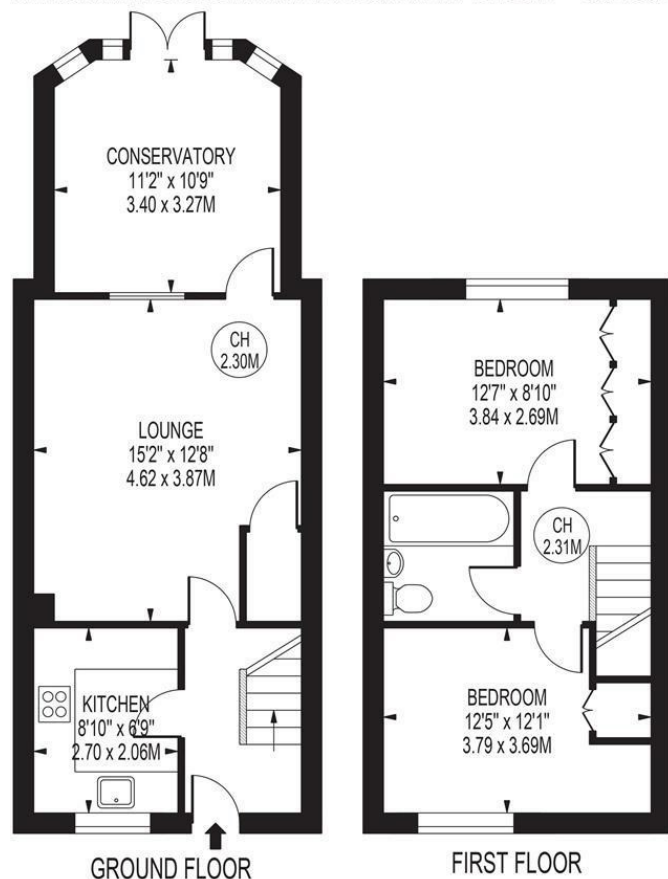
**£500,000 Freehold**



A 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 through lounge leading onto conservatory and a landscaped private South Facing rear garden, kitchen, Two spacious double bedrooms and family bathroom. This fantastic property further benefits from good loft storage and no onward chain making this a superb purchase for the first time buyer.

## MYRNA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 751 SQ FT - 69.81 SQ M



- Freehold House
- Two Double Bedrooms
- South Facing Garden
- Conservatory
- Off Street Parking
- Ideal First Time Purchase
- No Onward Chain
- EPC Rating : C
- Merton Council Tax Band : D

### Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 90                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 74      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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