

Myrna Close Colliers Wood, SW19 2HN

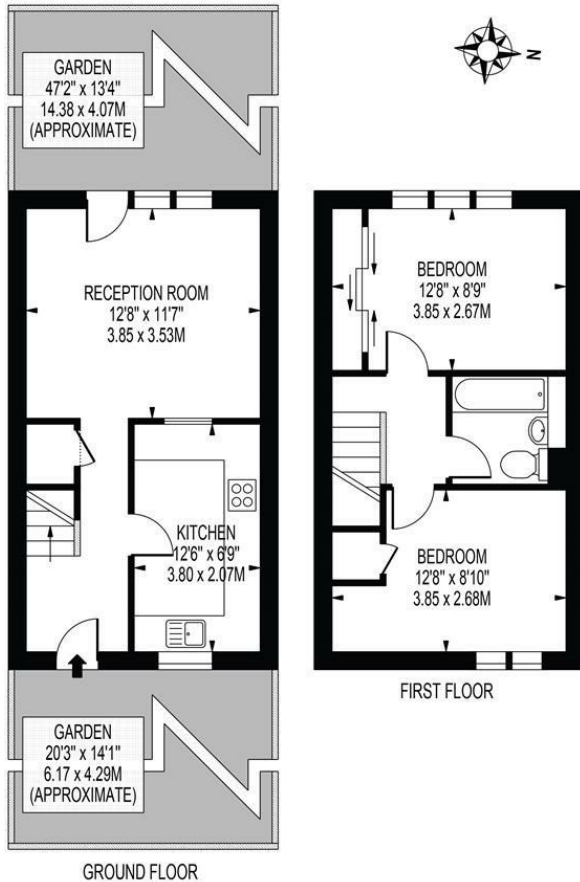
£550,000 Freehold



A beautifully presented two double bedroom freehold house 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 a good sized private South facing rear garden, Modern fitted kitchen, two spacious double bedrooms and modern family bathroom. This fantastic property further benefits from good loft storage and potential to extend subject to planning making this a superb purchase for the first time buyer.

MYRNA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 621 SQ FT - 57.72 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.

- Freehold House
- Two Double Bedrooms
- Beautifully Presented
- South Facing Garden
- Close To Northern Line Tube
- Fantastic First Time Purchase
- 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		
(69-80) C	74	79
(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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