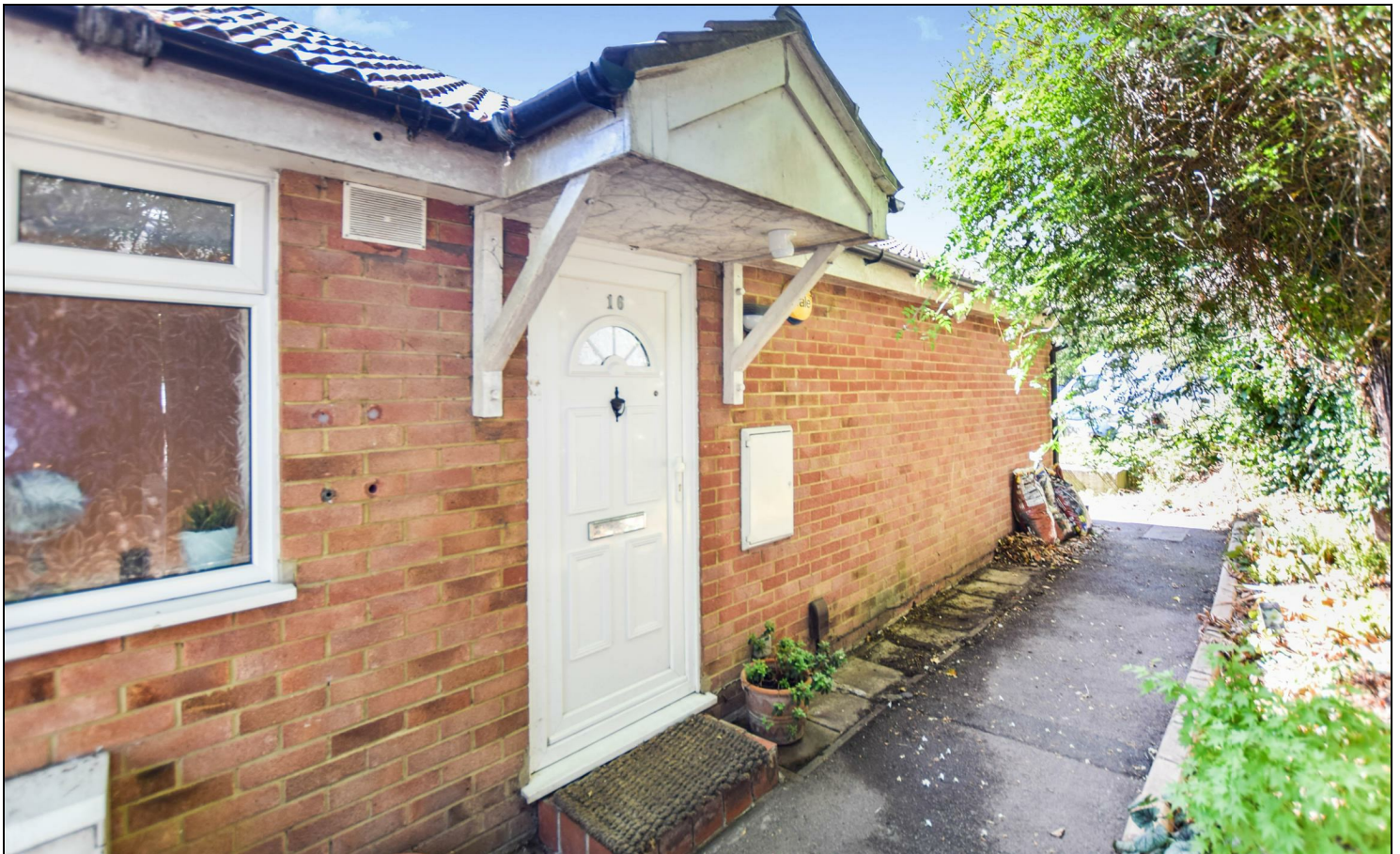


## Myrna Close Colliers Wood, SW19 2HW

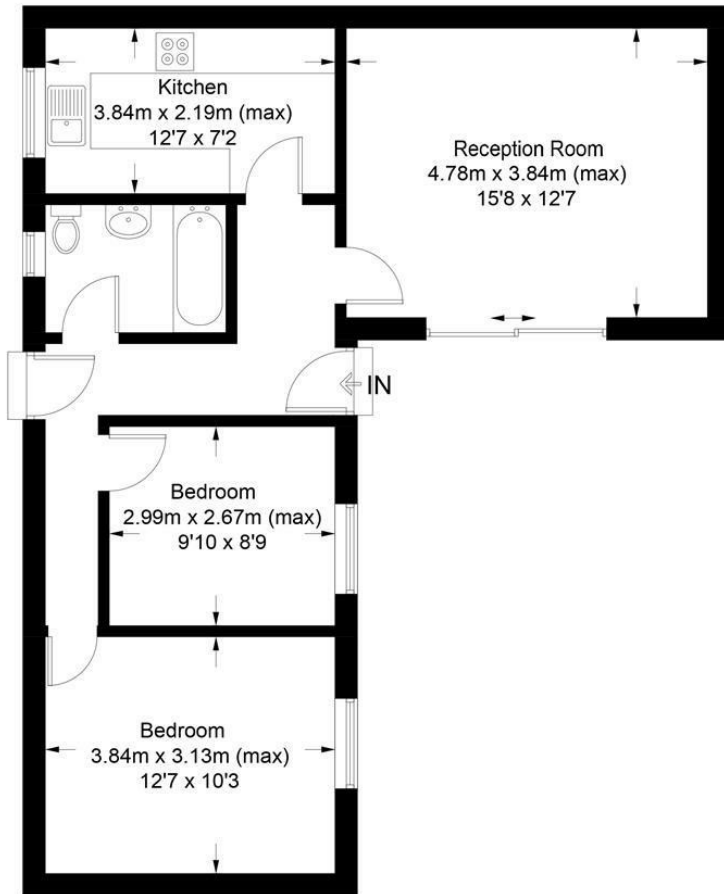
£475,000 Freehold



A beautifully presented Two Double Bedroom freehold Bungalow located on a quiet cul-de-sac ideally located just moments from both the local shops and Collier's Wood Tube Station. Comprising of a modern fitted kitchen, spacious lounge/diner with air conditioning and direct access onto a private courtyard style rear garden, there are two double bedrooms to which the master has air conditioning, family bathroom and gated off street parking.

## Myrna Close, SW19

Approximate Gross Internal Area = 59.1 sq m / 636 sq ft



### Ground Floor

This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Bungalow
- Two Double Bedrooms
- Freehold
- Beautifully Presented
- Off Street Parking
- Private Garden



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	91	77	94
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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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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