

## Myrna Close Colliers Wood, SW19 2HN

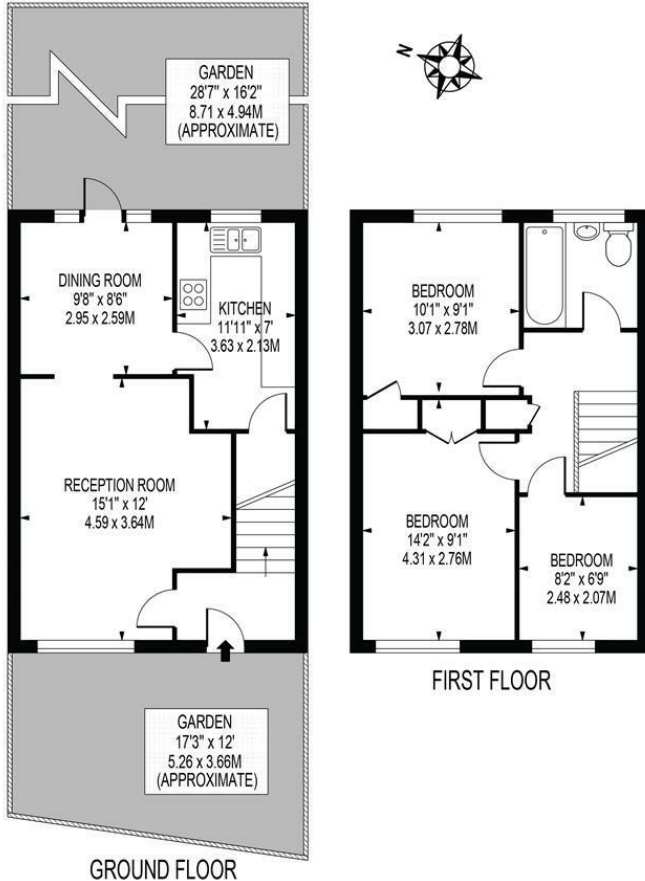
£600,000 Freehold



**A beautifully presented three bedroom freehold house with allocated parking space located on a quiet cul-de-sac a short walk to Colliers Wood Tube and is offered to the market with no onward chain. Comprising of a through lounge leading onto a good sized private rear garden, Modern fitted kitchen, two spacious double bedrooms, a single bedroom 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: 808 SQ FT - 75.07 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



- Three Bedroom House
- Freehold
- No Onward Chain
- Off Street Parking
- Close To Tube Station
- Great First Time Purchase
- EPC Rating : C
- Merton Council Tax Band : D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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