

## Myrna Close Colliers Wood, SW19 2HN

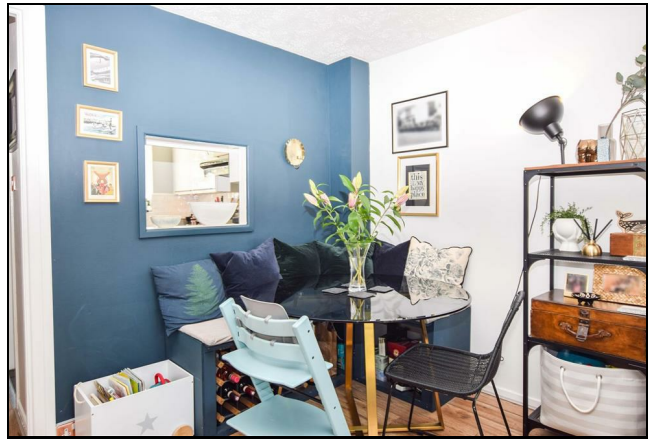
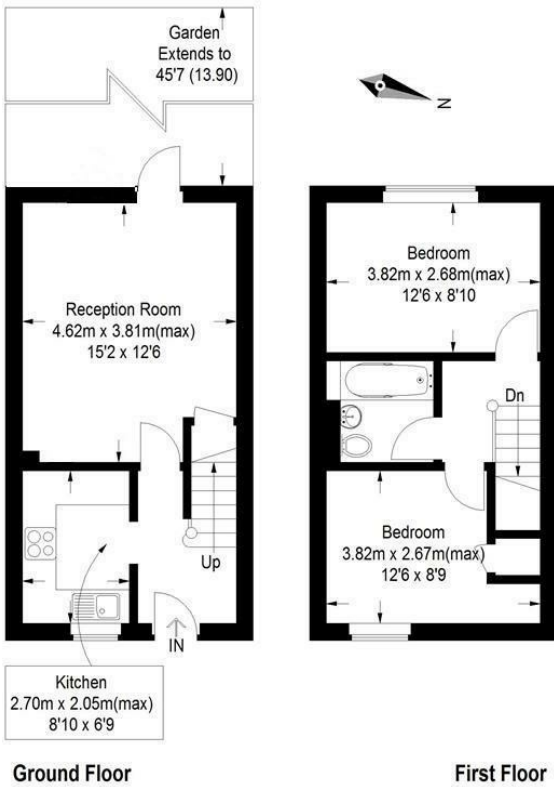
£465,000 Freehold



**A well presented 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 a landscaped private South West facing rear garden, Modern fitted kitchen, Two spacious double bedrooms and modern 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 looking to take advantage of the Stamp Duty Holiday.**

## Myrna Close, SW19

Approximate Gross Internal Area  
 Ground Floor = 28.9 sq m / 311 sq ft  
 First Floor = 28.3 sq m / 305 sq ft  
 Total = 57.2 sq m / 616 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure of 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.  
 Copyright Bespokeplans.co.uk 2021 (ID319374)

- Two Double Bedrooms
- Off Street Parking
- Close To Tube Station
- Ideal First Time Purchase
- Private South West Facing Garden
- Excellent Condition

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

