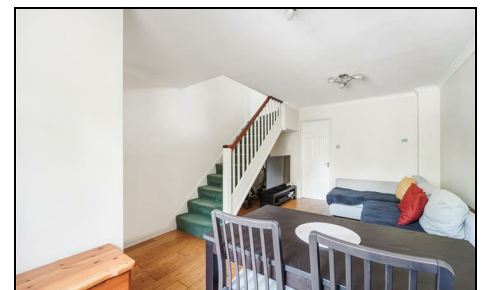


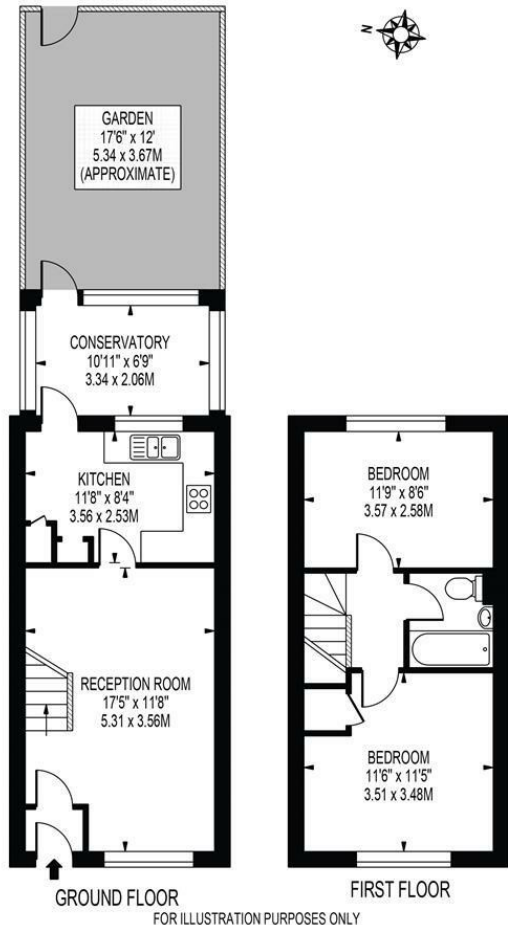
## Brangwyn Crescent Colliers Wood, SW19 2UF

£500,000 Freehold



A well presented two double bedroom freehold home with a private driveway, located on a quiet cul-de-sac just a short walk from Colliers Wood Tube Station and a fantastic selection of local amenities. Offered to the market chain free, the property comprises a spacious through lounge, a fitted kitchen leading into a bright conservatory, which in turn opens onto a private rear garden. Upstairs, the property offers two generous double bedrooms and a modern family bathroom. Further benefits include loft storage, adding to the practicality of this charming home. Offered chain free, this is an excellent opportunity for first time buyers looking in the area.

**BRANGWYN CRESCENT**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 705 SQ FT - 65.52 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
- No Onward Chain
- Private Driveway
- Private Garden
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	77	
(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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