

## Kingston Road, Raynes Park SW20 8DT



### Guide Price £895,000 Freehold

Finished to an excellent standard throughout is this fully extended and incredibly well laid out four double bedroom house. A beautiful open plan kitchen/entertaining room is flooded with natural light and has bi-fold doors that provide seamless access to the garden, a guest cloakroom and reception room all complimented with underfloor heating occupy the ground floor. The first floor presents a magnificent 26ft long Principal bedroom with high end en-suite shower room and a unique and private balcony, a further double bedroom and family bathroom. The loft converted second floor houses two double bedrooms both of which feature air conditioning and a high-end bathroom. The residence also benefits from a very well-built Annexe which has doors granting access both from the street and the garden granting ancillary use. This Annexe has previously been rented for £1200 pcm. Positioned on the corner of Kingston Road and Sydney Road it is ideally located for the multiple amenities of Raynes Park High Street and both Wimbledon Town Centre and Wimbledon Chase. A choice of highly regarded state and private schools are also close by. Council Tax Band D (Merton)

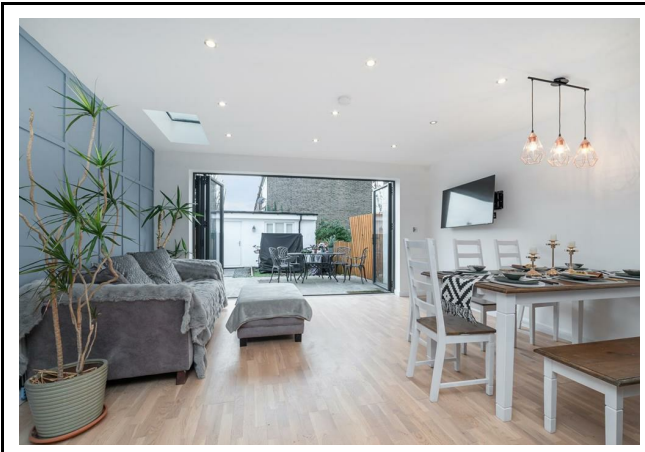
- End of terrace house
- Fully extended
- Principal bedroom with balcony
- Three further double bedrooms
- Three bathrooms (one en-suite)
- Impressive kitchen/family room
- Underfloor heating
- Garden
- Annexe with ancillary use
- No onward chain

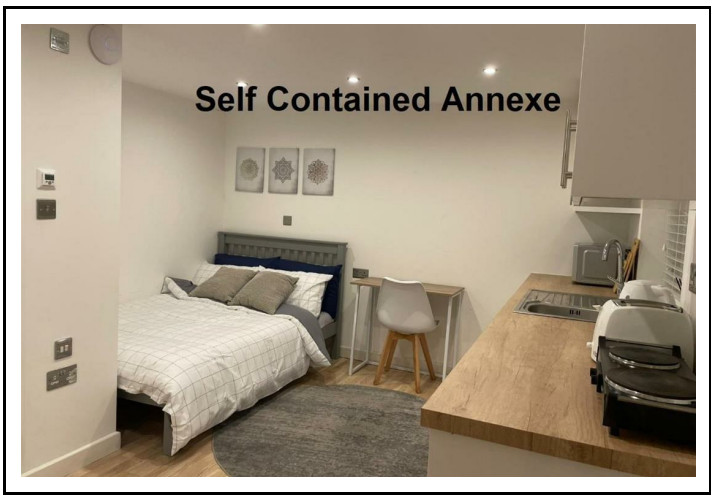
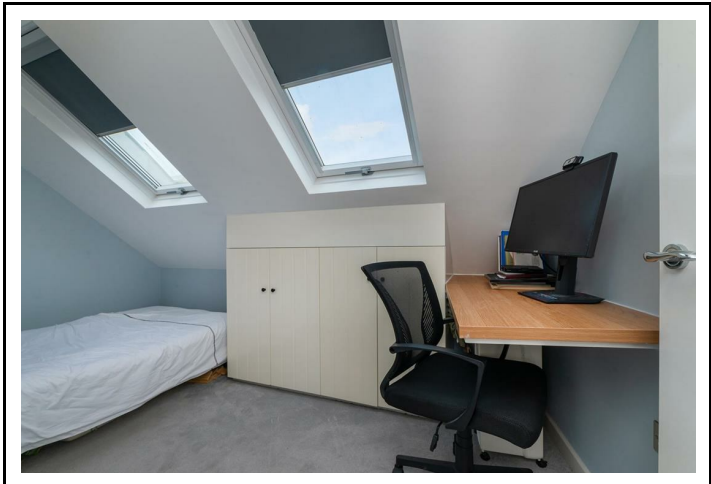
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

**Location:**

The property is conveniently placed equidistant from Wimbledon Town Centre and Raynes Park, both offering a good range of shops and restaurants as well as mainline/tube stations with fast links into Central London. Wimbledon Chase station is also close by and the excellent Wimbledon Chase and Dundonald Schools are both within easy reach.



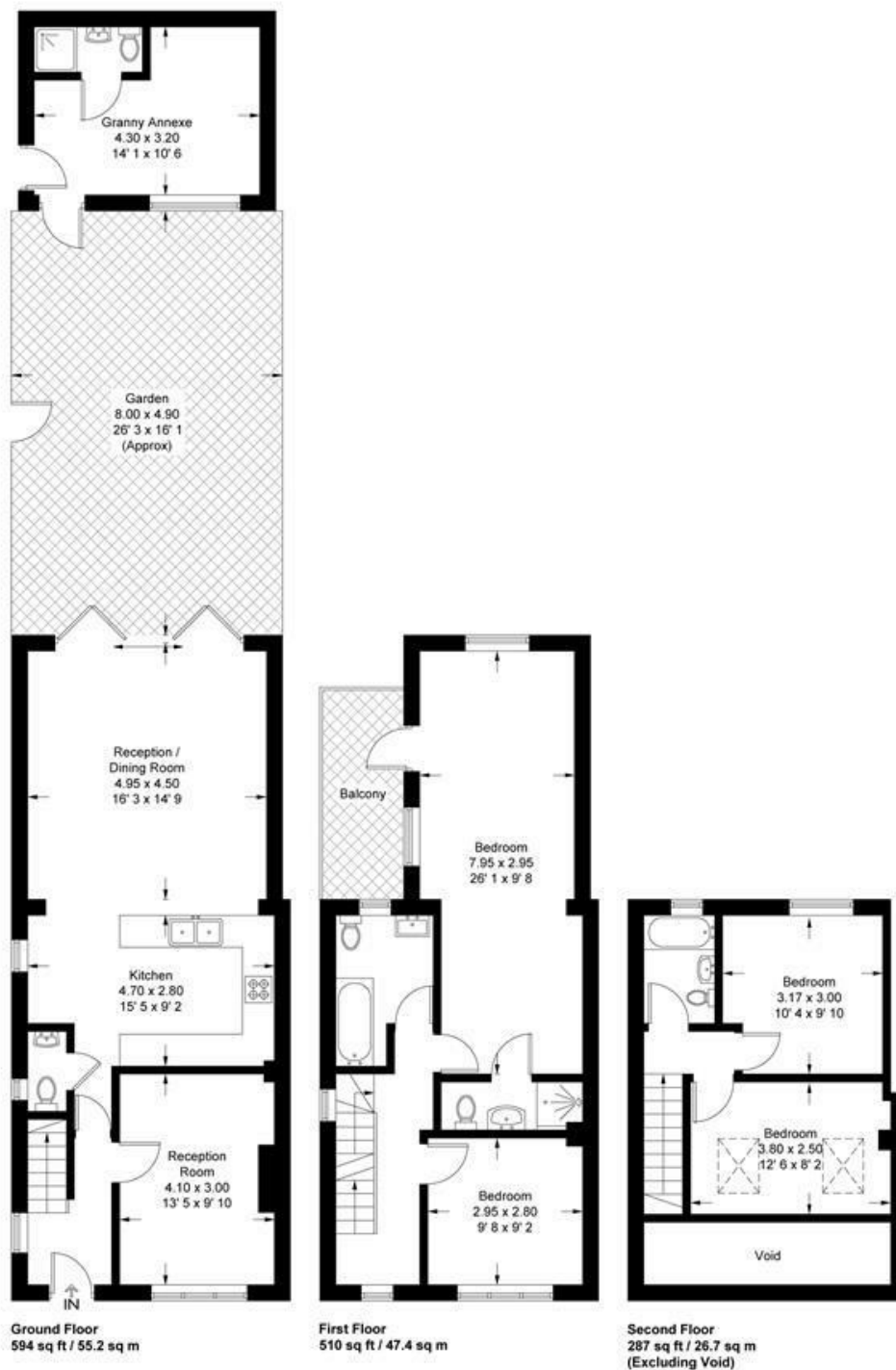


# Kingston Road

Approximate Gross Internal Area = 1391 sq ft / 129.3 sq m  
(Excluding Void)

Annexe = 151 sq ft / 14 sq m

Total = 1542 sq ft / 143.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**EPC Rating B**  
**Council Tax: D**



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