

Vernon Avenue Raynes Park, SW20 8BN

£3,250 PCM



FANTASTIC EXTENDED THREE DOUBLE BEDROOM, TWO BATHROOM end of terrace house with **WEST FACING GARDEN**. Located in the popular "Apostles", a short walk from Raynes Park station and High Street with local amenities including Waitrose, and a few minutes walk to David Lloyd gym.

The house has been thoughtfully done up with great amenities, including large, modern kitchen reception room with bifolding doors to a well presented rear garden with side access and large shed, separate front reception room, ground floor toilet, built in utility cupboard, built in storage and fitted wardrobes.

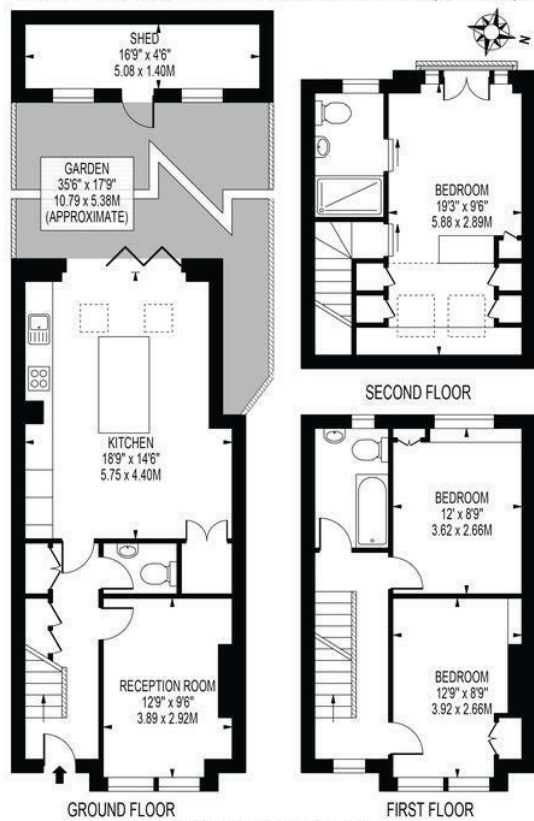
EPC band C. Council tax band D.

VERNON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1140 SQ FT - 105.95 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 78 SQ FT - 7.20 SQ M

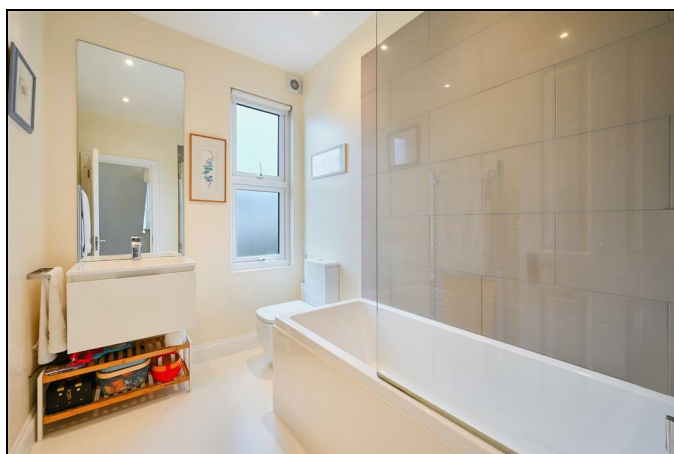
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 77 SQ FT - 7.11 SQ M



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 double bedrooms with built in wardrobes
- Two bathrooms plus ground floor toilet
- West facing garden with shed
- Large open plan kitchen/reception room
- 0.3 miles from Raynes Park train station
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band D



Energy Efficiency Rating

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