

Carlton Park Avenue Raynes Park, SW20 8BL

Offers Over £900,000 Freehold



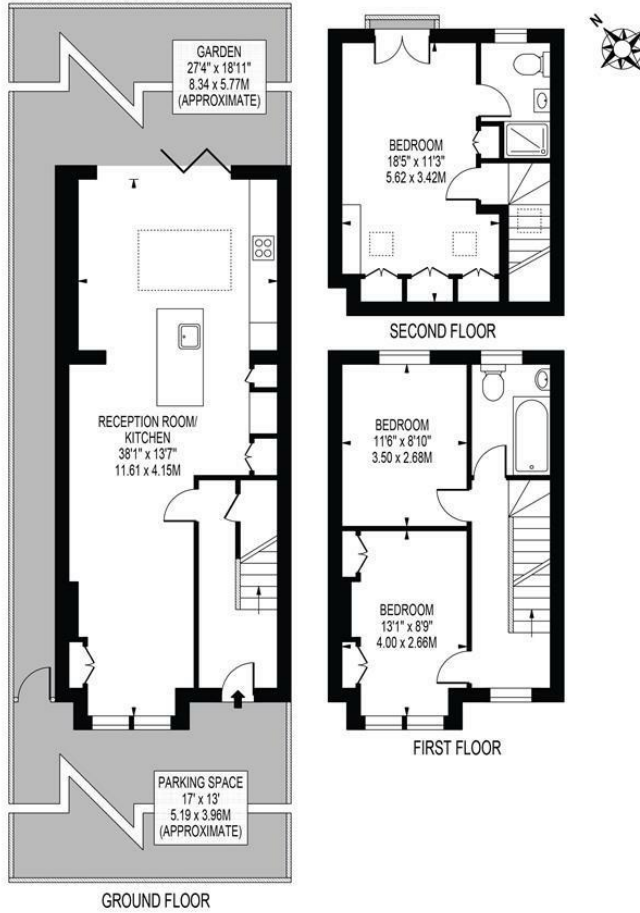
This gorgeous three double bedroom, two bathroom, Edwardian end of terrace Apostle house (circa 1904) has a superb 4m rear extension, a spacious master bedroom, a wider than average rear garden and the unique and highly desirable bonus of off street parking to the front. Located on a lovely tree lined Road only 0.3 Miles to Raynes Park Station and within easy access to Wimbledon, it makes for an ideal first/second time purchase or downsize move.

The front of the property has been beautifully restored to the original London stock brick fascia and there is useful side access perfect for bikes. As you enter on the property there is a charming entrance hall with ornate paneling, individual mosaic tile flooring and storage. The living space is a perfectly zoned, open plan with beautiful Karndeian parquet flooring that incorporates the living room with period fireplace, the handmade kitchen and island with quartz work surfaces and the dining area with lantern sky light window and bi folding doors onto the garden.

On the first floor there are two good sized double bedrooms, a beautiful family bathroom with roll top bath and a clearly designed study area in the hallway. To the top floor there is a spacious master bedroom with built in storage, Juliet balcony and en-suite shower room. Offered to the market with no onward chain.

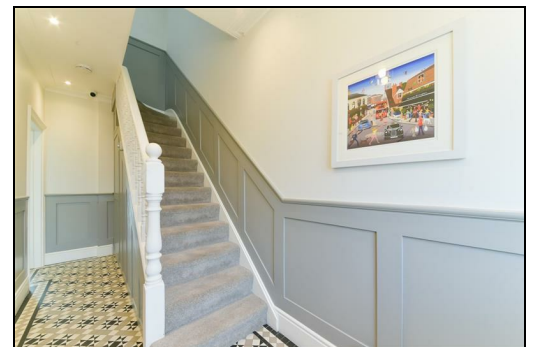
CARLTON PARK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1156 SQ FT - 107.44 SQ M



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- Three Double Bedrooms
- Two Beautiful Bathrooms
- End Of Terrace With Side Access
- Gorgeous Edwardian Apostle House
- Off Street Parking & Charging Point
- Open Plan Kitchen/Dining/Family Room
- 0.3 Miles to Raynes Park Stations
- EPC Rating - D
- Council Tax Band - D



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	67	84
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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