

**Sydney Road
Raynes Park, SW20 8EG**

Offers Over £875,000 Freehold



This attractive, fully extended THREE DOUBLE BEDROOM, TWO BATHROOM Edwardian Apostle House has a superb 44ft West facing rear garden and is located within the admissions priority area for Wimbledon Chase Primary School. With separate front reception room, extended open plan kitchen/dining/family room, with bi folding doors, three double bedrooms and two modern bathrooms. Offered to the market with no onward chain.

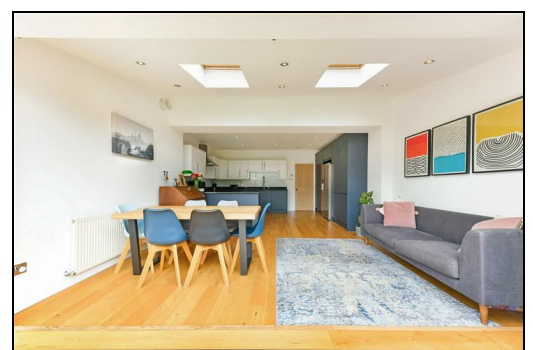
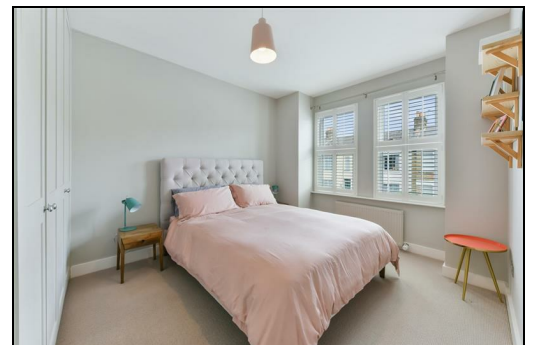
Sydney Road, SW20

Approximate Gross Internal Area
109.9 sq m / 1183 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure 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.
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- Three Double Bedrooms
- Two Modern Bathrooms
- Superb Extended Kitchen/Dining/Family Room
- Wimbledon Chase Primary School Admissions Priority Area
- 44ft West Facing Garden
- Fully Extended Apostle House
- No Onward Chain
- Attractive Brick Fronted Fascia
- Council Tax - D
- EPC Rating - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)	71	83
D	(55-68)		
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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