

## Carlton Park Avenue Raynes Park, SW20 8BJ

£925,000 Freehold



**This exceptional THREE DOUBLE BEDROOM, TWO BATHROOM fully extended brick fronted Edwardian Apostle house with a large west facing garden, home office and a stunning open plan kitchen/dining/family room is located only 0.4 Miles to Raynes Park Station. An ideal first/second time purchase with attractive entrance, separate front reception room and a stunning open plan kitchen/dining/family room with kitchen island, herringbone flooring and full width glass doors leading to the garden. To the first floor there are two good sized double bedrooms and a modern family bathroom. The loft has also been cleverly converted to create a fabulous, master bedroom and stylish en-suite shower room.**

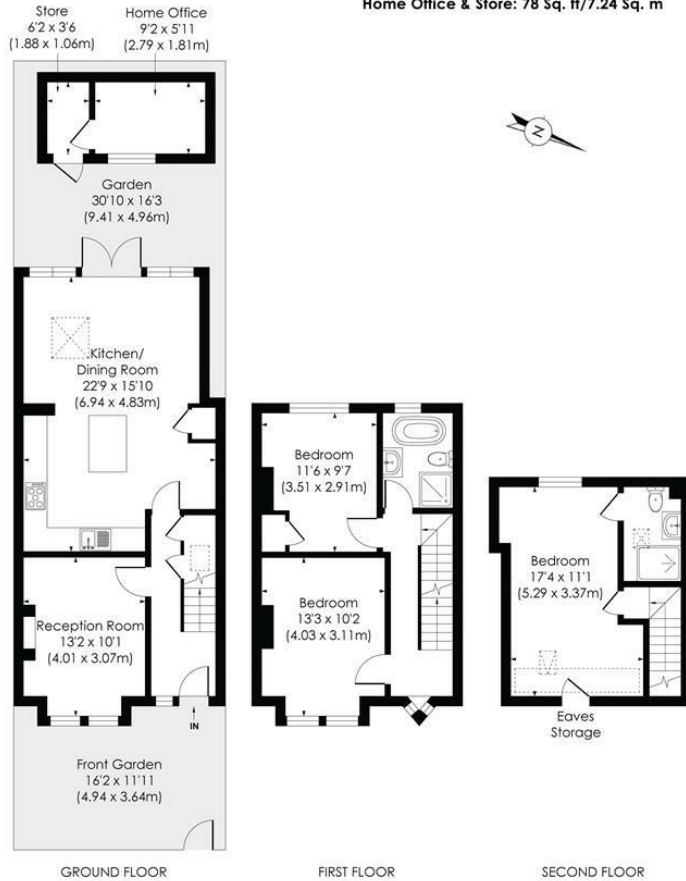
## CARLTON PARK AVENUE, SW20

Approx. Gross Internal Floor Area

1161 Sq. ft./107.90 Sq. m (Including reduced height)

1116 Sq. ft./103.65 Sq. m (Excluding reduced height)

Home Office & Store: 78 Sq. ft./7.24 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Double Bedrooms
- Two Beautiful Bathrooms
- Stunning Kitchen/Dining/Family Room
- Finished To The Highest Of Standards
- Stylish Rear Extension
- Large West Facing Rear Garden
- Home Office
- 0.4 Miles to Raynes Park Station
- EPC Rating - C
- Council Tax Band - D



| Energy Efficiency Rating   |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| (15-23) <b>A</b><br>(24-27) <b>B</b><br>(28-30) <b>C</b><br>(31-35) <b>D</b><br>(36-50) <b>E</b><br>(51-55) <b>F</b><br>(56-62) <b>G</b> |  | 69                      | 89        |
| (Low energy efficient - lower running costs)<br>(High energy efficient - higher running costs)   |  |                         |           |
| England & Wales  |  | EU Directive 2002/91/EC |           |

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