

Sydney Road Raynes Park, SW20 8EF

£725,000 Freehold



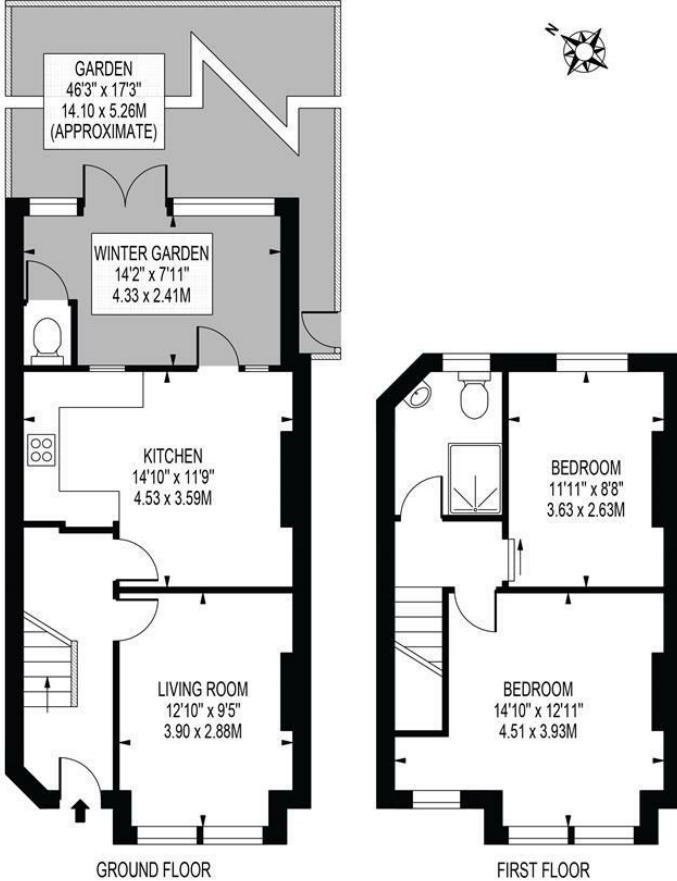
This neutrally decorated TWO DOUBLE BEDROOM, Edwardian End Of Terrace Apostle House (circa 1901) has side access, a useful conservatory and is perfectly located within the admissions property area of Wimbledon Chase Primary School. Close to both Wimbledon Chase and Raynes Park Stations. Perfect for an incoming purchaser to move into and cosmetically finish to their own desired tastes.

There is a entrance hall, separate front reception room, open plan kitchen dining room, conservatory extension, downstairs W.C and good sized 50ft rear garden. On the first floor are two good sized double bedrooms and a family bathroom. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

SYDNEY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 825 SQ FT - 76.68 SQ M
(INCLUDING WINTER GARDEN)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF WINTER GARDEN: 111 SQ FT - 10.30 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.

- Two Double Bedroom
- Edwardian End Of Terrace Apostle House
- Wimbledon Chase Primary School A.P.A
- Close to Wimbledon Chase Station
- Close To Raynes Park Station
- No Onward Chain
- Side Access and 50ft Rear Garden
- Conservatory and Downstairs W.C
- EPC - D
- Council Tax Band - D



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs	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		89	65
EU Directive 2002/91/EC			

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