

**Bronson Road
Raynes Park, SW20 8DZ**

£800,000 Freehold



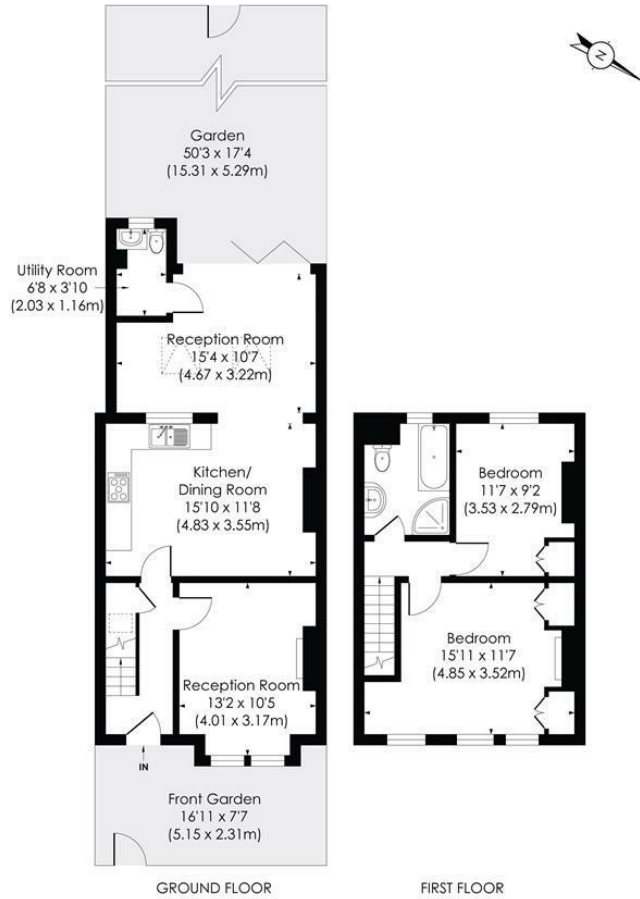
This charming TWO DOUBLE BEDROOM, rear extended, Edwardian Apostle house has a gorgeous 50 ft West Facing garden and is perfectly located within the Wimbledon Chase Primary School Admissions Priority Area and for access to Raynes Park Station.

There is a lovely separate front reception room with an attractive feature fireplace and plantation shutters, a useful utility room and downstairs W.C, a spacious modern kitchen/dining room with a superb rear extension with pitched roof, double Velux and bi folding doors direct onto the West facing garden. On the first floor there are two good sized double bedrooms with built in wardrobes and a modern fitted bathroom suite with separate shower. Offering excellent potential to extend into the loft space to create an additional bedroom and bathroom subject to the usual planning consents.

BRONSON ROAD, SW20

Approx. Gross Internal Floor Area

961 Sq. Ft/89.24 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.

- Two Double Bedroom Edwardian Apostle House
- Wimbledon Chase Primary School A.P.A
- Gorgeous 50 ft West Facing Garden
- Charming Reception Room With Fireplace and Plantation Shutters
- Spacious Kitchen/Dining Room
- Beautiful Rear Extension with Bi Folding Doors
- Useful Utility Room and Downstairs W.C
- Potential to Extend S.T.P.P
- EPC Rating - C
- Council Tax Band - D



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		85
B	(81-90)	71	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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