

## Vernon Avenue Raynes Park, SW20 8BW

£950,000 Freehold



This stunning 1259 sqft THREE DOUBLE BEDROOM, TWO BATHROOM Edwardian Apostle house (circa 1904) has a larger than average 4.5m rear extension and a superb principle bedroom with en-suite. Located on a highly desirable tree lined road, within easy access to both Raynes Park Station (0.4 miles) and Wimbledon Chase Station (0.5 Miles).

There is a spacious front reception room with plantation shutters, an exceptional extended 25'2 ft open plan kitchen/dining/family room with Quartz work tops, three large sky lights and Aluminium Bi Folding doors that lead to the fantastic landscaped garden and shed. To the first floor are two good sized double bedrooms with built in wardrobes and the stylish family bathroom. On the top floor is a Principle bedroom with built in wardrobes and a gorgeous en-suite shower room. Residents Parking Permits available for on street parking.



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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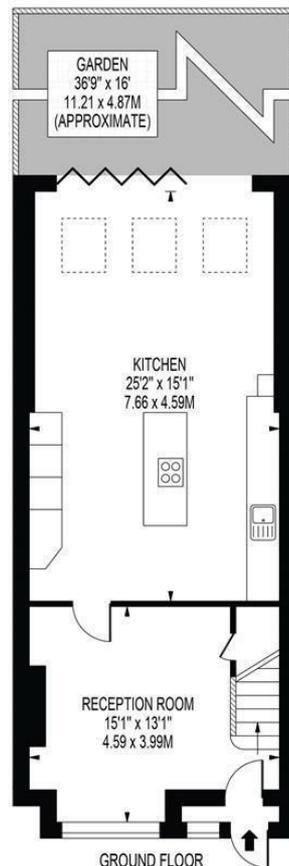


## VERNON AVENUE

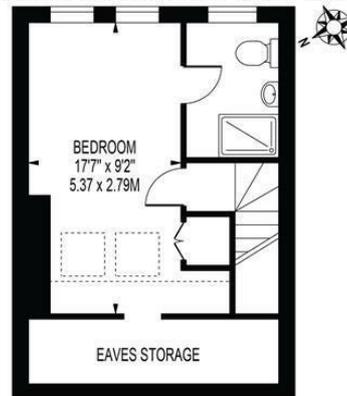
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1259 SQ FT - 116.92 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

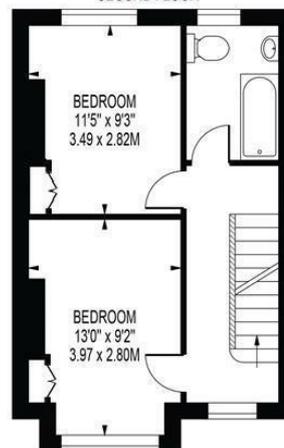
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 89 SQ FT - 8.26 SQ M



GROUND FLOOR



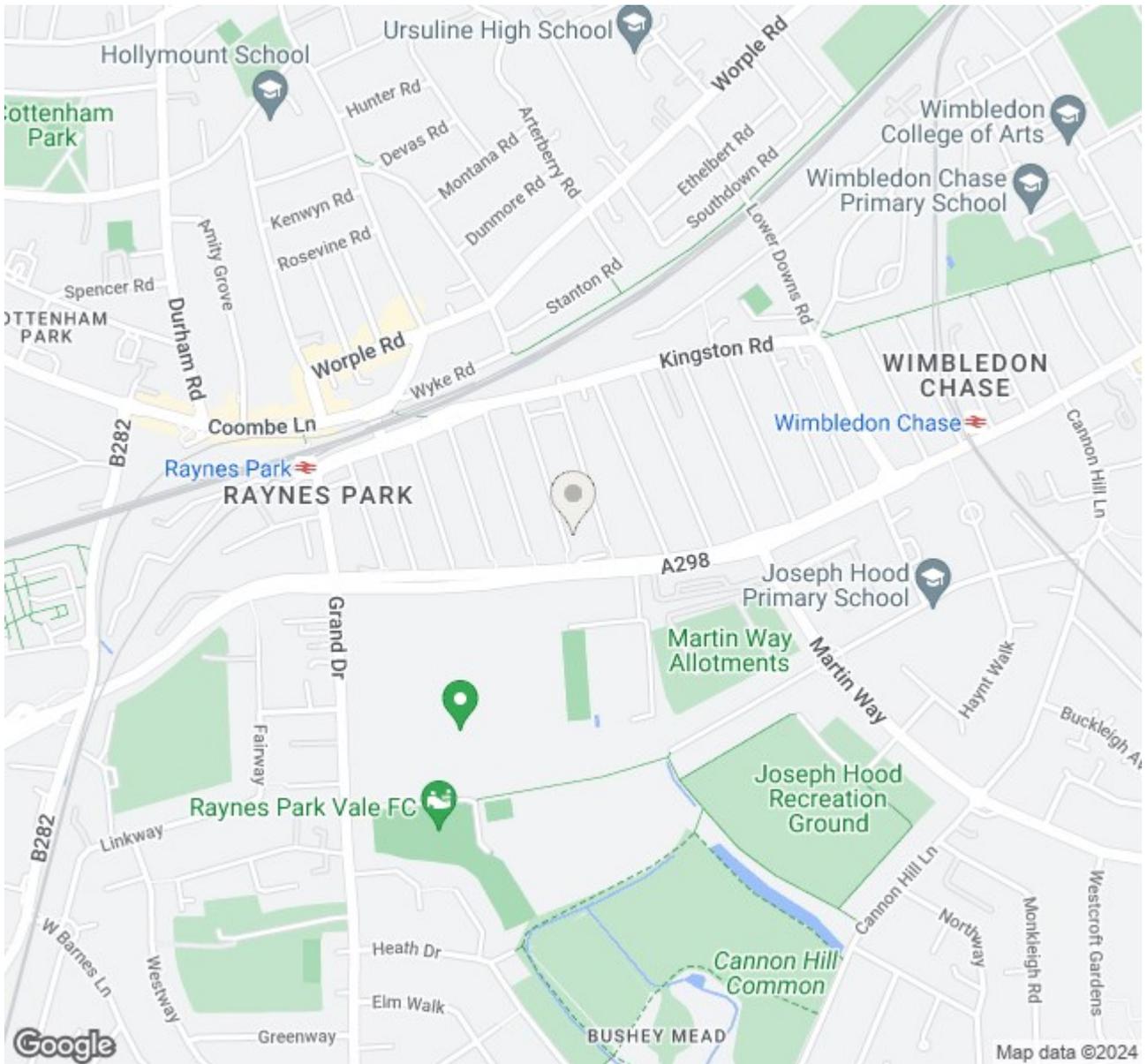
SECOND FLOOR



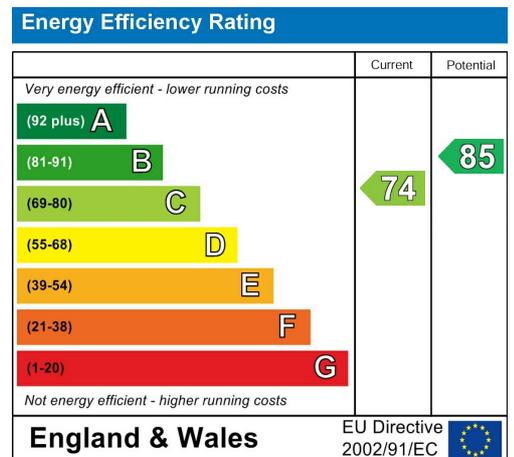
FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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- Three Double Bedroom - Two Bathroom
- 1259 sqft - Edwardian Apostle House (Circa 1904)
- Exceptional 25'2 ft Kitchen/Dining/Family Room
- Superb Principle Bedroom with En-suite Shower Room
- 0.4 Miles to Raynes Park Station
- 0.5 Miles to Wimbledon Chase Station
- Separate Front Reception Room
- Landscaped Rear Garden with Shed
- Merton Council Tax Band - E
- EPC- C



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