

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

**Offers In Excess Of £925,000 Freehold**



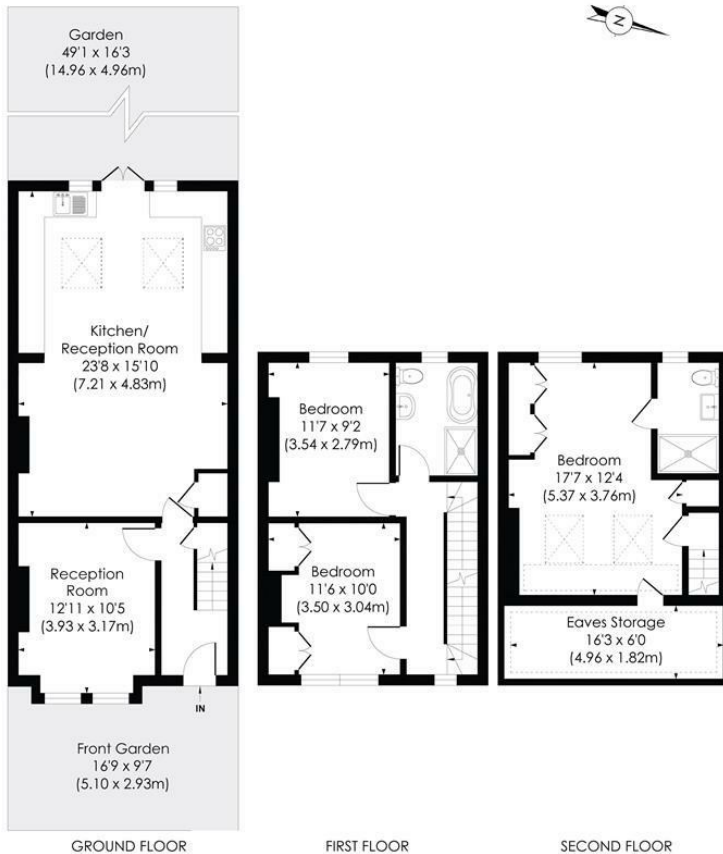
**This beautifully presented, 1,328 sqft THREE DOUBLE BEDROOM, TWO BATHROOM, brick fronted Edwardian "Apostle" House has a lovely 49ft West Facing Garden. Perfectly located within the Wimbledon Chase Primary School Admissions Priority Area and easy access to both Raynes Park and Wimbledon Chase Stations. There is a separate front reception room with plantation shutters and a wood burner, an entrance hall with under stairs storage and a spacious open plan kitchen/dining/family room with kitchen island and double doors onto the garden. On the first floor there are two double bedrooms and a modern "four piece" family bathroom. The loft has also been converted to create a fantastic principal bedroom with built in storage and an en suite shower room.**

## BRONSON ROAD, SW20

Approx. Gross Internal Floor Area

1328 Sq. ft/123.41 Sq. m (Including Reduced Height)

1181 Sq. ft/109.71 Sq. m (Excluding Reduced Height)

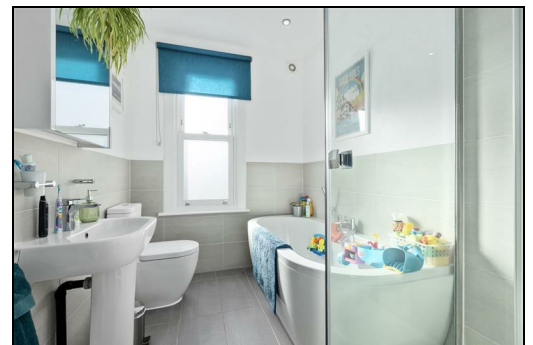


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- Three Double Bedroom - Two Bathroom
- 1,328 sqft Brick Fronted Edwardian Apostle House
- Wimbledon Chase Primary School A.P.A
- Close to Raynes Park and Wimbledon Chase Stations
- Large West Facing Rear Garden
- Front Reception Room with Shutters and Wood Burner
- Spacious Open Plan Kitchen/Dining/Family Room
- Superb Principal Bedroom With En Suite
- EPC - D
- Council Tax Band - D



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| A (81-91)                                   |         |                         |
| B (61-80)                                   |         |                         |
| C (51-60)                                   |         |                         |
| D (31-50)                                   |         |                         |
| E (21-30)                                   |         |                         |
| F (11-20)                                   |         |                         |
| G (1-10)                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         |                         |
|   |         | EU Directive 2002/91/EC |

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