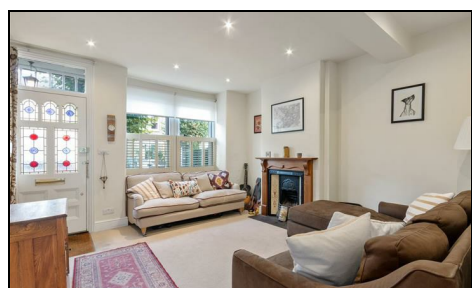


## Aston Road Raynes Park, SW20 8BE

**£825,000 Freehold**

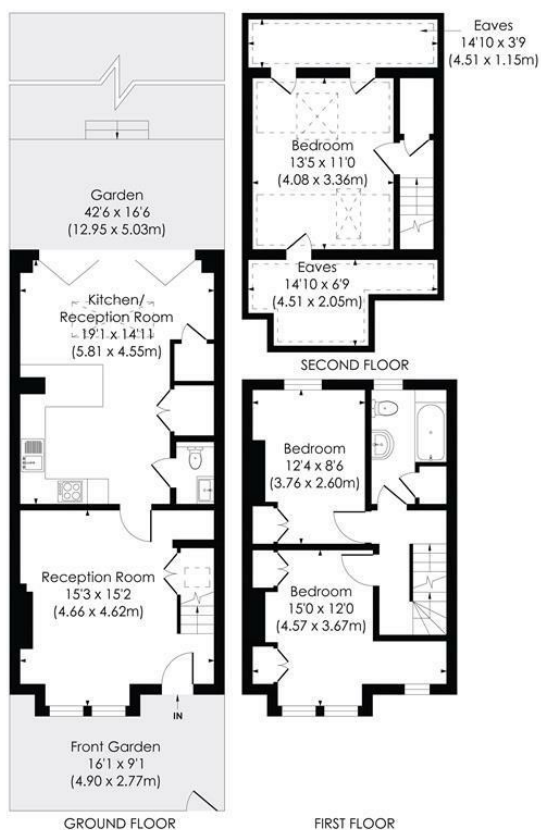


**This attractive, brick fronted TWO DOUBLE BEDROOM plus loft room, Edwardian Apostle House has a gorgeous extended kitchen/dining/family room with bifold doors onto a lovely West facing garden. Perfectly located on a sought after cul-de-sac only 0.3 Miles to Raynes Park High Street and Station. There is also a spacious front reception room with ornate fireplace and plantation shutters, a downstairs W.C and a neutrally decorated family bathroom. Offered with further potential to fully extend into the loft space subject to usual consents. NO ONWARD CHAIN.**



## ASTON ROAD, SW20

Approx. Gross Internal Floor Area  
**1185 Sq. ft/110.10 Sq. m (Incl. RHH)**  
**989 Sq. ft/91.84 Sq. m (Excl. RHH)**

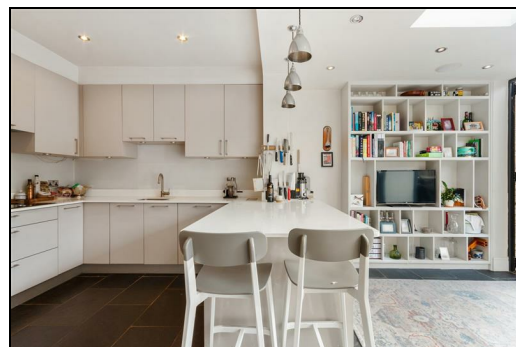


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Two Double Bedroom Plus Loft Room
- Brick Fronted Edwardian Apostle House
- Gorgeous, Extended Kitchen/Dining/Family Room
- Good Size West Facing Garden
- Spacious Front Reception Room With Fireplace And Shutters
- 0.3 Miles To Raynes Park Station And High Street
- Downstairs W.C
- NO ONWARD CHAIN
- EPC - D
- Council Tax Band - D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	63
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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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