

Prince Georges Avenue Raynes Park, SW20 8BH

£975,000 Freehold



Beautifully presented three double-bedroom home set on a sought-after, tree-lined road, ideally located close to the station and high street.

The property offers a bright and spacious fully open-plan layout, with a stylish kitchen featuring an island, perfect for entertaining and everyday family life. To the rear is a lovely, good-sized garden with a large shed, providing excellent outdoor space.

The first floor comprises two well-appointed double bedrooms and a family bathroom. The loft has been extended to create a cosy double bedroom with an en suite and built-in wardrobes for extra storage.

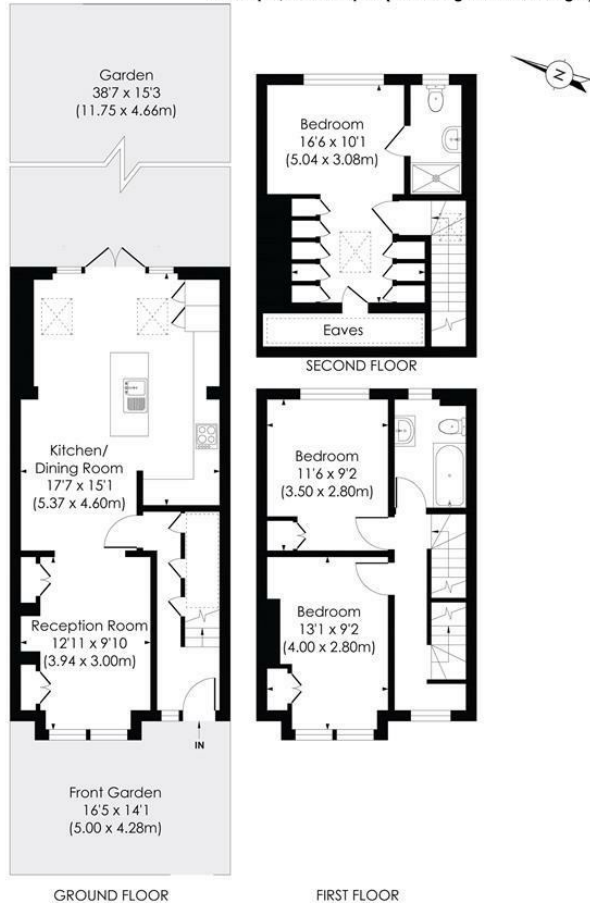
A wonderful combination of modern living, generous accommodation and a highly convenient location close to transport links and local amenities.

PRINCE GEORGE'S AVENUE, SW20

Approx. Gross Internal Floor Area

1182 Sq. ft/109.81 Sq. m (Including Reduced Height)

1144 Sq. ft/106.31 Sq. m (Excluding Reduced Height)



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PROPERTY MARKETING

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.

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- Three Double Bedroom - Two Bathroom
- Fully Extended
- Open-Plan Kitchen & Dining
- Neutrally Decorated
- Ample Storage
- Desirable Tree-lined Road
- Good-sized Rear Garden
- Close To Raynes Park Station & Shops
- EPC - C
- Council Tax Band - E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) 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	EU Directive 2002/91/EC

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