

**Carlton Park Avenue
Raynes Park, SW20 8BL**

£1,000,000 Freehold



This attractive THREE DOUBLE BEDROOM, TWO BATHROOM Edwardian Apostle (circa 1906) has a wonderful open plan kitchen/dining/family room with bifolding doors and a spacious and well-designed master bedroom with en suite shower room. There is also a characterful entrance hall that has a gorgeous stain glass front door, decorative floor tiles, original ornate cornice and under stairs storage, a welcoming separate front reception room with plantation shutters and stunning feature fire place, a lovely 34 ft garden, beautiful family bathroom and two additional bedrooms on the first floor. Perfectly located only 0.4 Miles to Raynes Park High Street and Station.

CARLTON PARK AVENUE, SW20

Approx. Gross Internal Floor Area

1193 Sq. ft/110.79 Sq. m incl. reduced height

1073 Sq. ft/99.70 Sq. m excl. reduced height



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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.

- Three Double Bedroom Apostle House
- Spacious Master Bedroom
- Modern Fitted Kitchen
- Popular Tree-lined Street
- Close To Station
- Neutral Decor With Charming Period Features
- Well-Proportioned With A Good Flow
- Excellent Schools Nearby
- 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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