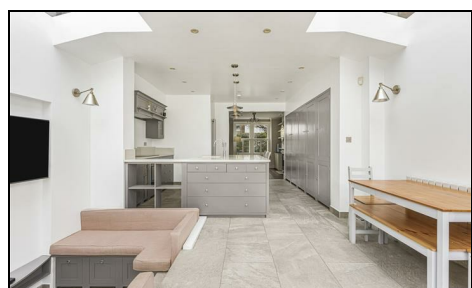


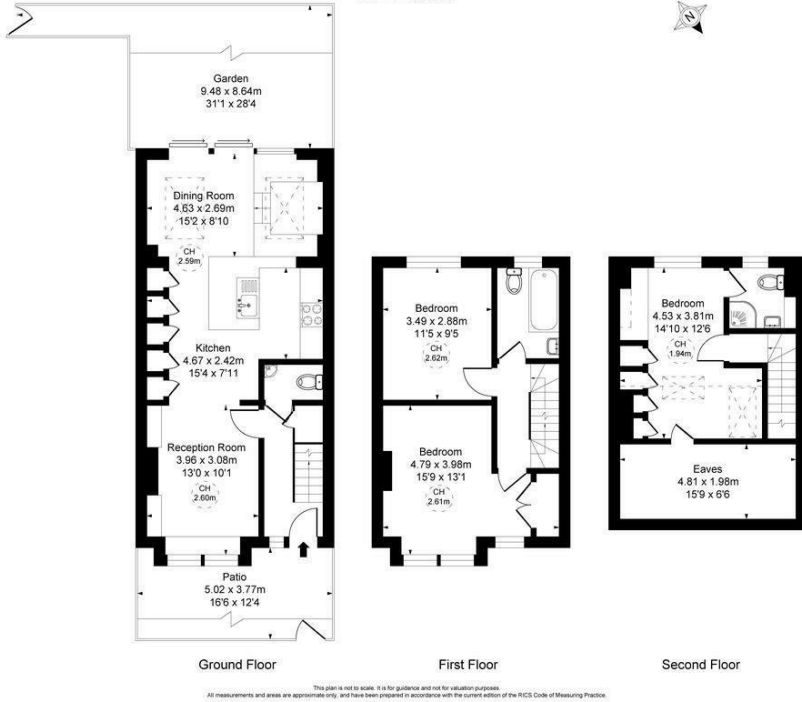
**Carlton Park Avenue  
Raynes Park, SW20 8BJ**

**£875,000 Freehold**



**This superb 1225 sqft THREE DOUBLE BEDROOM, TWO BATHROOM Edwardian Apostle house has a fantastic 31'1 ft West facing garden with rear access and an impressive open plan ground floor with Apex roof extension, 'Perfect Crystal' sliding doors, bespoke 'Neptune' kitchen with quartz topped island, sunken lounge and Walnut Parquet floors. Perfectly located for Raynes Park Station and High Street (0.4 Miles). There is also three good sized double bedrooms and two modern bathrooms. Offered to the market with NO ONWARD CHAIN.**

Carlton Park Avenue Raynes Park, SW20  
 Approximate Gross Internal Area  
 113.78 sq m / 1225 sq ft  
 (Excluding restricted height  
 under 1.5m/97.05 sq m 1045 sq ft)  
 (CH = Ceiling Heights)



- Three Double Bedroom - Two Bathroom - 1225 sqft
- Attractive Edwardian Apostle House
- 31'1 ft West Facing Garden With Rear Access
- 0.4 Miles To Raynes Park Station And High Street
- Open Plan Ground Floor With Apex Roof Rear Extension
- Bespoke 'Neptune' Kitchen With Quartz Topped Island
- Walnut Parquet Floors - 'Perfect Crystal' Sliding Doors
- No Onward Chain
- 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		71	83
(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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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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