

Clifton Park Avenue Raynes Park, SW20 8BB

£750,000 Freehold



This competitively priced three double bedroom, two bathroom, fully extended Apostle house (with full building regs) is ideally located for Raynes Park high street and station. The house is neutrally decorated throughout and would benefit from some cosmetic updating, giving the new owner the opportunity to put their own stamp on it and create a fantastic family home.

The ground floor has a separate front reception room, along with an extended open-plan kitchen/dining/family room with doors leading out to the low-maintenance west-facing garden. Upstairs, there are two good-sized double bedrooms and a family bathroom, while the converted loft provides a spacious principal bedroom with an en-suite shower room.

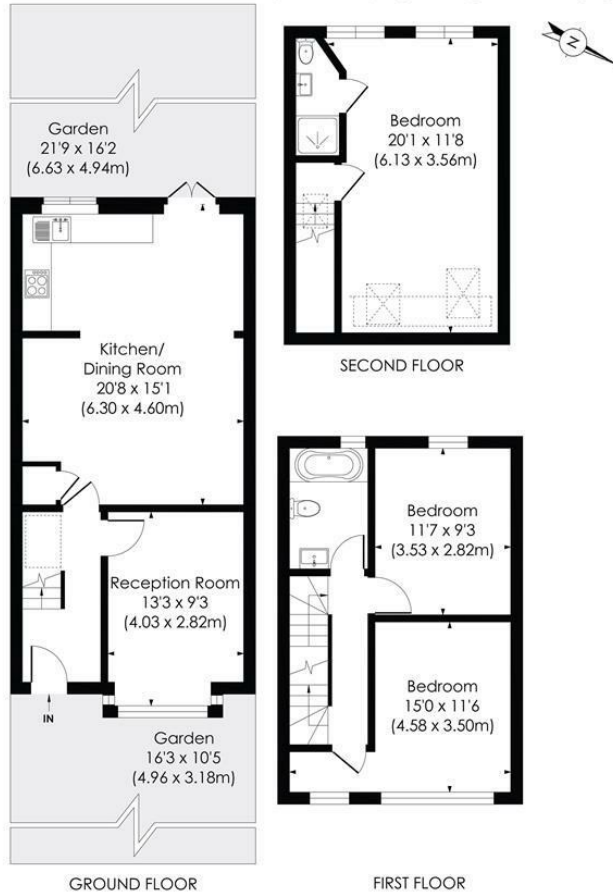
Offered to the market with no onward chain.

CLIFTON PARK AVENUE, SW20

Approx. Gross Internal Floor Area

1145 Sq. ft/106.39 Sq. m (Including Reduced Height)

1092 Sq. ft/101.49 Sq. m (Excluding 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, two bathroom Edwardian Apostle house
- Ideally located for Raynes Park high street and station
- Full building regulations approval for the extensions
- Separate front reception room with excellent additional living space
- Extended open-plan kitchen/dining/family room with doors onto the garden
- Low-maintenance west-facing rear garden
- Spacious master bedroom with en-suite shower room
- Neutrally decorated throughout with scope for cosmetic updating
- No Onward Chain
- EPC - C Council Tax Band - D



Energy Efficiency Rating	
	Current
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	
EU Directive 2002/91/EC	
England & Wales	

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