

**Sydney Road
Raynes Park, SW20 8EG**

Fixed Asking Price £625,000 Freehold

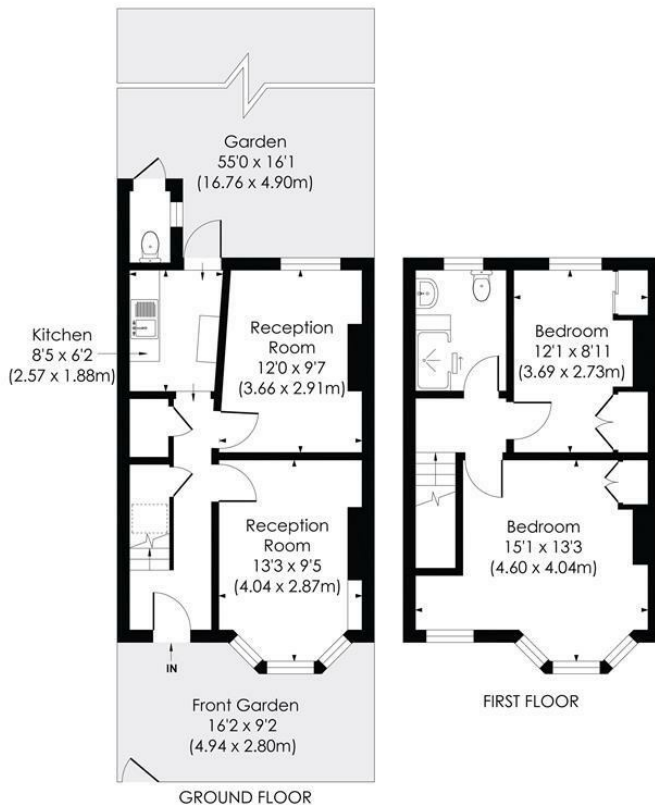


A charming TWO BEDROOM - ONE BATHROOM house in need of renovation, ideally situated on a popular road within close proximity to excellent local schools. The property benefits from a large west-facing garden, perfect for enjoying afternoon and evening sun, and offers excellent transport links for commuters. Offered to the market with no onward chain, this home presents an exciting opportunity for buyers looking to modernise and add value.

SYDNEY ROAD, SW20

Approx. Gross Internal Floor Area

761 Sq. Ft/70.69 Sq. m

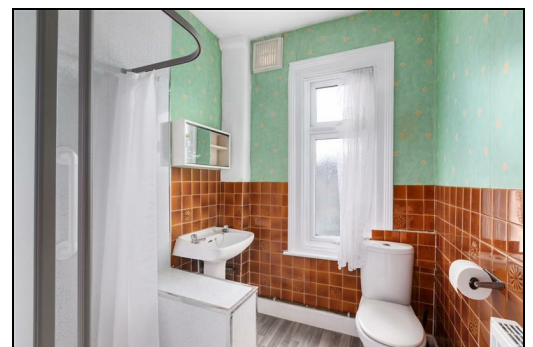


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Two Bedroom - One Bathroom
- Two Reception Rooms
- Downstairs W.C.
- Large West Facing Garden
- Potential To Extend S.T.P.P
- Close To Wimbledon Chase Station & Shops
- Close To Raynes Park Station & Shops
- No Onward Chain
- EPC - D
- 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	68
(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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