

Carlton Park Avenue Raynes Park, SW20 8BL

£1,000,000 Freehold



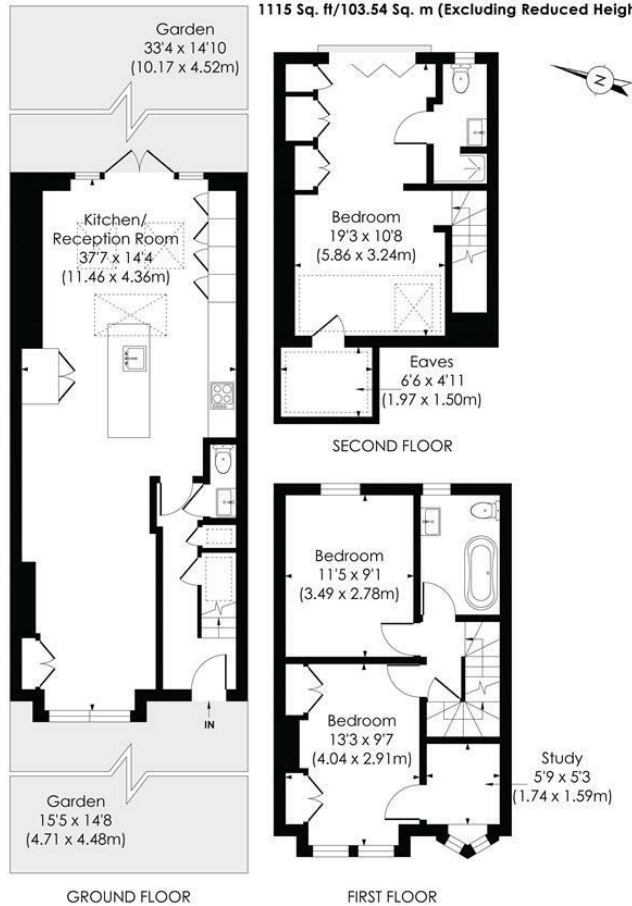
This truly exceptional, fully extended **THREE DOUBLE BEDROOM, TWO BATHROOM** brick-fronted Edwardian Apostle house has undergone extensive renovation throughout to the highest standard. There's a good size front patio with ornate tiled path, feature lighting and bin storage, sand-blasted and re-pointed restored brick work, double glazed sash windows with plantation shutters, a beautiful entrance hall with custom built storage, a downstairs W.C, an exceptional open plan kitchen/dining/family room with four zoned underfloor heating, log burner, quartz worktops, central island, built in Bosch appliances and newly fitted Crittall doors leading directly onto a charming landscaped rear garden (with built in irrigation system) and garden storage. On the first floor there is a stylish family bathroom with roll top bath and two double bedrooms with built in wardrobes (front bedroom with acoustically sounded hidden study). On the top floor there is a fabulous master bedroom with full height built in wardrobes, Cabrio Velux balcony, bifolding doors overlooking the garden and an en suite shower room. Ideally located on a desirable cul-de-sac moments from Raynes Park High Street and Station.

CARLTON PARK AVENUE, SW20

Approx. Gross Internal Floor Area

1194 Sq. ft/110.94 Sq. m (Including Reduced Height)

1115 Sq. ft/103.54 Sq. m (Excluding Reduced Height)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118
 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.

- 1.194 sqft - Three Double Bedroom - Two Bathroom
- Attractive Brick-Fronted Edwardian Apostle House
- Finished To The Highest Standard Throughout
- Stunning Open Plan Kitchen/Dining Family Room
- 0.3 Miles Tto Raynes Park Station And High Street
- Superb Master Bedroom With Cabrio Balcony And Bifolding Doors
- Landscaped Rear Garden With Built In Irrigation System
- Downstairs W.C - Log Burner - Double Glazed Sash Windows
- EPC - C
- Council Tax Band - D



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	72	80
EU Directive 2002/91/EC		

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

