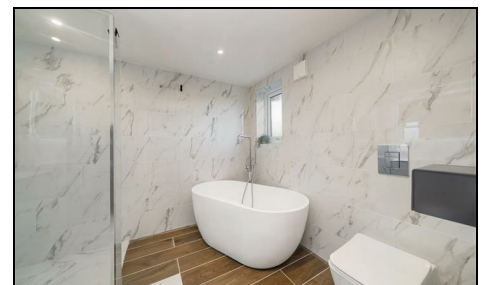
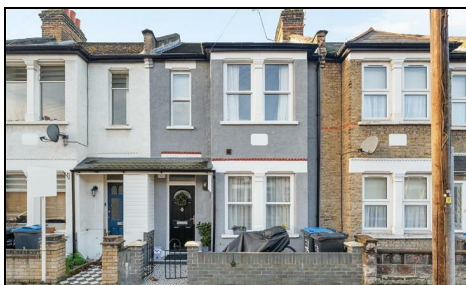


**Dorien Road  
Raynes Park, SW20 8EL**

**Guide Price £975,000 Freehold**



**This exceptional 1,285 sqft THREE DOUBLE BEDROOM, THREE BATHROOM Edwardian Apostle House with South West Facing garden has undergone full refurbishment throughout including an impressive 6 metre rear extended, kitchen/dining/family room with built in appliances, quartz worktops, bi folding doors and pyramid skylight and a loft extension housing a master bedroom, with built in storage and ensuite bathroom. There is also a separate front reception room, a downstairs shower room, two additional double bedrooms on the first floor, and a family shower room. Perfectly located for access to Raynes Park, Wimbledon and Wimbledon Chase. Offered with No Onward Chain.**

**DORIEAN ROAD, SW20**

Approx. Gross Internal Floor Area

**1285 Sq. Ft/119.36 Sq. m (incl. 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 Bedrooms
- Three Bathrooms - One On Each Floor
- 6m Rear Extension With A Pyramid Skylight Providing An Abundance Of Natural Light
- Large West Facing Garden
- Beautifully Appointed And Meticulously Thought-out
- Close To The Station And High Street
- Sought After Location
- Chain-free
- EPC - C
- Council Tax Band - D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	86
(69-80) <b>C</b>	73
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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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