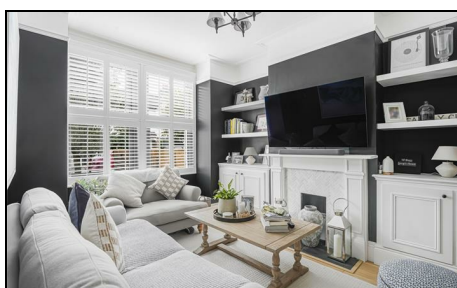


Prince Georges Avenue Raynes Park, SW20 8BQ

£1,150,000 Freehold

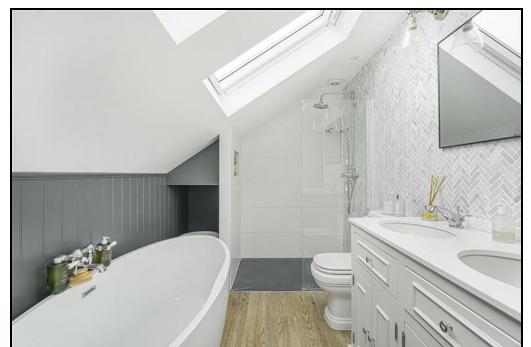
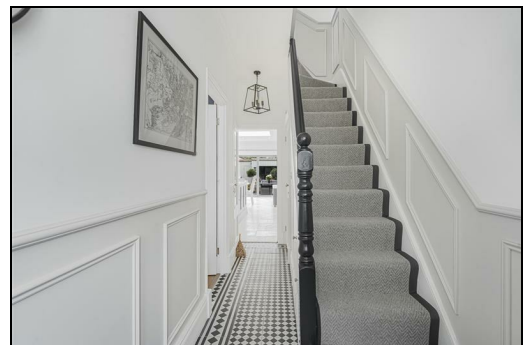
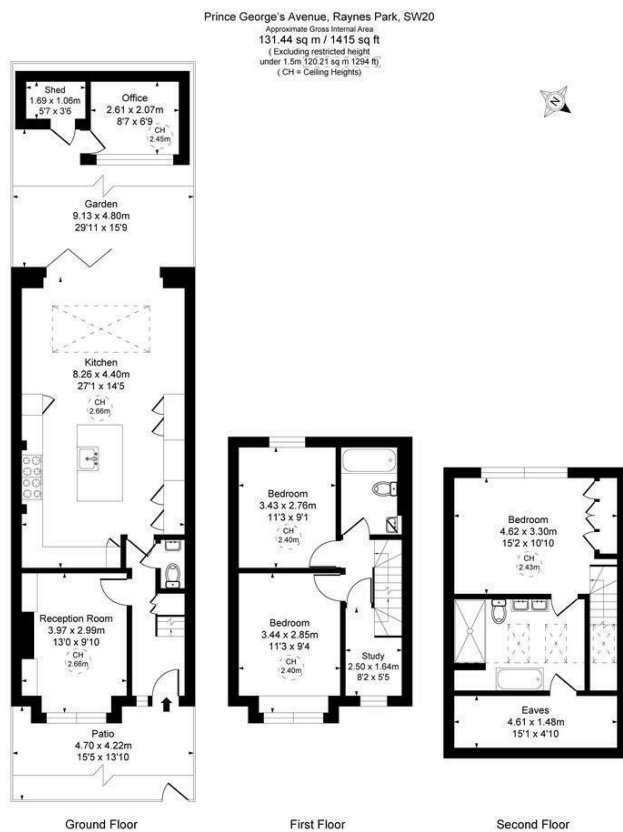


Presenting a truly one-of-a-kind opportunity to own a beautifully extended and fully renovated 3-bedroom, 2-bathroom 'Apostle' house, situated just 0.3 miles from Raynes Park Station. This larger-than-average home has been reimagined and meticulously refurbished to an extraordinary specification, blending classic elegance with modern sophistication.

A striking 4.8-metre rear extension creates an expansive open-plan kitchen/dining/family room that seamlessly integrates indoor and outdoor living. Large bi-fold doors open onto a beautifully landscaped, west-facing garden, ideal for entertaining or simply relaxing in the sun.

Top-of-the-range kitchen, complete with a range-style cooker, central kitchen island, and specialist-cut Calacatta quartz worktops. Wall-to-wall natural limestone flooring with underfloor heating adds warmth and luxury to the space.

A charming reception room with plantation shutters, a feature fireplace, and elegant finishes offers a perfect retreat for family gatherings or quiet moments.



- Three Double Bedrooms
- Larger Than Average 4.8 Metre Rear Extension
- Larger Than Average Loft Extension
- High Specification Fixtures And Fittings Throughout
- Home Office with Wifi, Insulation & Plumbed Under Floor Heating
- Positioned in the Middle Of The Road With A West Facing Garden
- Integrated Audio & Speaker System
- Ground Floor WC
- Plumbed Under Floor Heating
- Fully Rewired & Replumbed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	74	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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

