

## Prince Georges Avenue Raynes Park, SW20 8BH

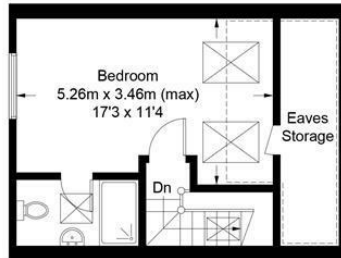
£850,000 Freehold



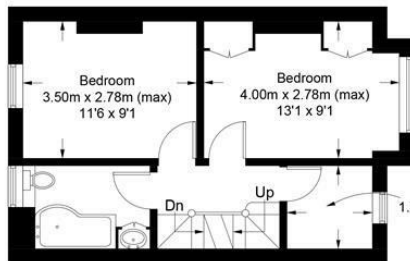
**NO ONWARD CHAIN - This attractive 1,239 sqft THREE DOUBLE BEDROOM (plus separate study) TWO BATHROOM fully extended Edwardian end of terrace house is perfectly positioned on a desirable residential only 0.3 Miles to Raynes Park Station and High Street. There is a welcoming entrance hall with under stair storage, an impressive 23'ft through lounge and a lovely extended kitchen/dining room with double doors onto the 37'ft Garden. On the first floor there are two good sized double bedrooms with built-in wardrobes and a modern family bathroom. The loft has also been converted to create a spacious master bedroom with en-suite shower room.**

## Prince Georges Avenue, SW20

Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft  
(Including Eaves Storage)

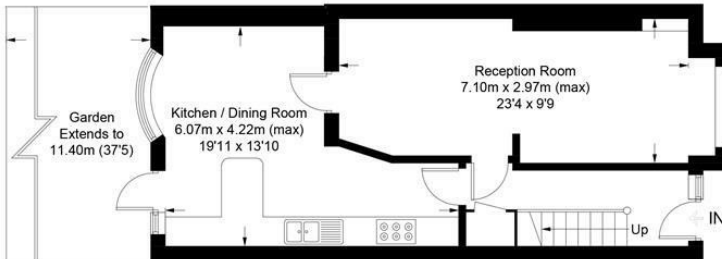


Second Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor

This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
Copyright Bespokeplans.co.uk (ID727914)



- Three Double Bedrooms Plus Separate Study
- Two Modern Bathrooms
- Attractive Edwardian End Of Terrace Apostle House
- Spacious Master Bedroom with En-Suite
- 0.3 Miles To Raynes Park Station and High Street
- Impressive 23'ft Through Lounge
- Superb Extended Kitchen/Dining Room
- NO ONWARD CHAIN
- 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		86	70
	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

