

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

£725,000 Freehold



This superb THREE BEDROOM 1950's Mid Terrace "Apostle" House with impressive 53'10 ft South West facing garden is perfectly located within the Admissions priority area for Wimbledon Chase Primary School and within easy access to both Raynes Park and Wimbledon Chase Stations. There is a fantastic separate reception room, a spacious modern kitchen, downstairs W.C, utility area and additional storage room/gym. On the first floor are three bedrooms and a modern family bathroom. Potential to extend to the rear S.T.P.P.



- 961 sqft - Three Bedroom
- 1950's Mid Terrace Apostle House
- Wimbledon Chase Primary School A.P.A
- Close To Raynes Park And Wimbledon Chase Station
- Potential To Extend S.T.P.P
- 53'10 ft South West Facing Garden
- Spacious Separate Kitchen
- Modern Kitchen And Bathroom
- EPC - C
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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**

