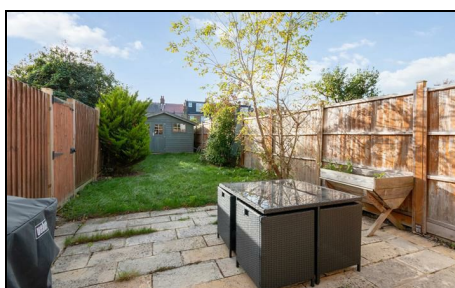


**Dorien Road  
Raynes Park, SW20 8EL**

**Offers In Excess Of £875,000 Freehold**



**\*\* NO ONWARD CHAIN \*\*** This attractive, brick-fronted **THREE DOUBLE BEDROOM, TWO BATHROOM**, fully extended Edwardian, End of Terrace Apostle House (1,151 sqft - 106.9 sqm) has a lovely 48'ft South West Facing Garden with side access. There is also a separate fronted reception room with an ornate fire place, an extended open plan kitchen/dining room with modern fitted kitchen with bi folding doors, a downstairs W.C, a modern family bathroom and a spacious, dual aspect master bedroom with en suite shower room. Perfectly located for both Raynes Park and Wimbledon Chase Stations and Shops.

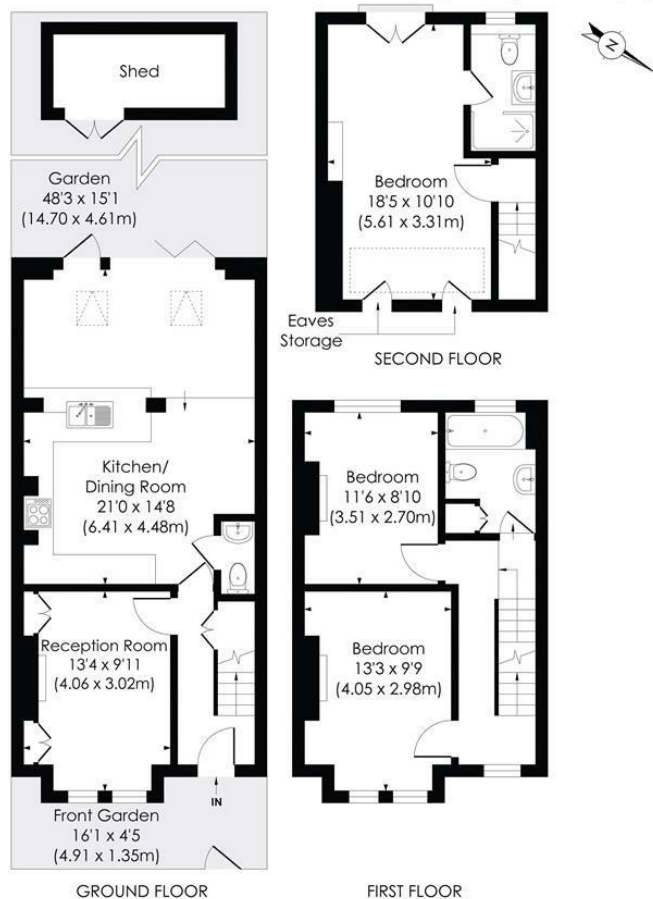


## DORIEN ROAD, SW20

Approx. Gross Internal Floor Area

1151 Sq. ft/106.90 Sq. m (Including Reduced Height)

1119 Sq. ft/103.92 Sq. m (Excluding Reduced Height)



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PROPERTY MARKETING

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.

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- Three Double Bedroom - Two Bathroom - Downstairs W.C
- Brick-Fronted Edwardian End Of Terrace Apostle House
- 48ft South West Facing Garden With Side Access
- Close To Raynes Park and Wimbledon Chase Stations
- Extended Kitchen Dining Room with Bi folding Doors
- Spacious Master Bedroom With En Suite Shower Room
- Plantation Shutters and Ornate Fireplaces
- No Onward Chain - 1,151 sqft-106.9 sqm
- EPC - E
- Council Tax Band - E



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	80
(55-68) <b>D</b>	
(39-54) <b>E</b>	50
(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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