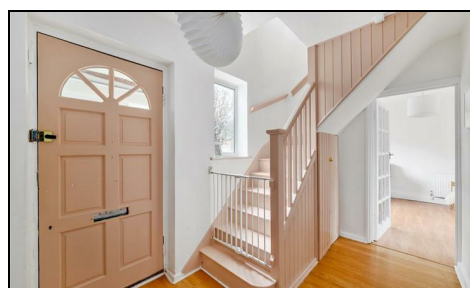


Sydney Road Raynes Park, SW20 8EF

£775,000 Freehold



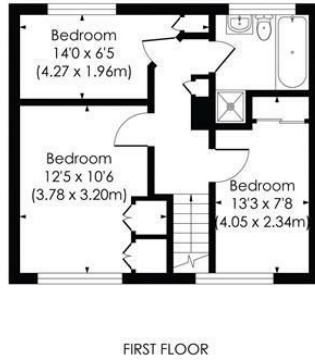
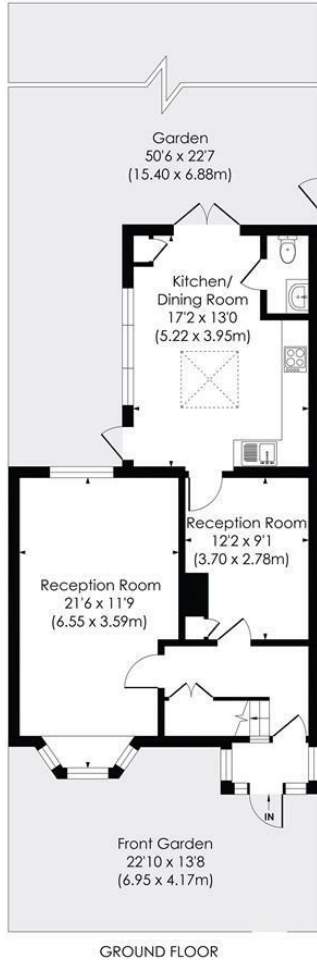
Spacious three-bedroom, rear-extended end of terrace Apostle house (1950s) with a wider than average rear garden, ideally located within the Wimbledon Chase Primary School catchment area.

An excellent freehold opportunity for first or second-time buyers. The ground floor offers an entrance hall, a good-sized separate reception room, a dining room/study, utility room, downstairs W.C., and a modern extended kitchen with access to the garden.

Upstairs comprises three bedrooms and a neutrally decorated family bathroom. Further benefits include side access and a generous rear garden.

SYDNEY ROAD, SW20

Approx. Gross Internal Floor Area
1083 Sq. ft/100.62 Sq. m



pixangle
PROPERTY MARKETING

This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring 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.

© Pixangle Property Marketing Ltd. info @pixangle.com Tel: 0208 870 2118

- Three Bedrooms
- Kitchen Extension
- Wimbledon Chase Primary School A.P.A
- Side Access
- End Of Terrace 1950's Apostle House
- Downstairs W.C
- Spacious Reception Room
- Generous Garden
- EPC Rating - 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		69	75
(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

