

Carlton Park Avenue Raynes Park, SW20 8BJ

£725,000 Freehold



This attractive, brick-fronted Edwardian Apostle house is ideally situated for Raynes Park station and local shops, offering well-proportioned accommodation, a wonderful west-facing garden and excellent potential to extend, subject to the usual consents.

CARLTON PARK AVENUE, SW20

Approx. Gross Internal Floor Area

890 Sq. ft/82.68 Sq. m

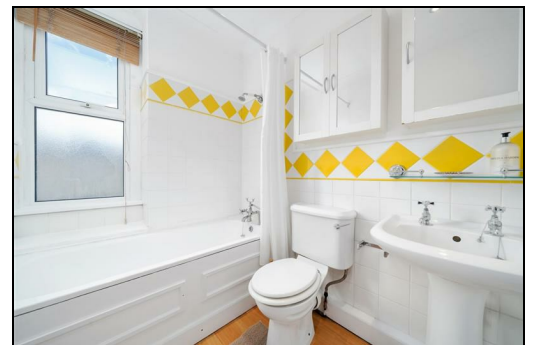


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PROPERTY MARKETING

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.

- Two double bedroom - Two bathroom
- Attractive brick-fronted Edwardian Apostle house
- Utility room - Extended kitchen/dining room
- West-facing garden
- Potential to further extend S.T.P.P
- Close to Raynes Park Station and high street
- Neutrally decorated throughout
- No Onward Chain
- EPC - D
- 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	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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