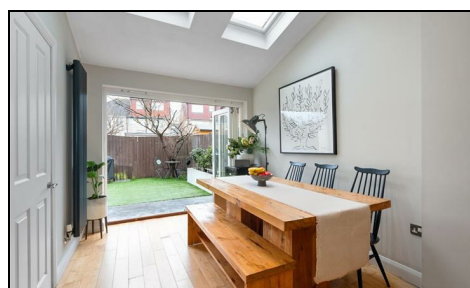


Gore Road Raynes Park, SW20 8JN

£875,000 Freehold



A superbly extended three double bedroom family home, ideally located just 0.1 miles from Raynes Park High Street and station (Zone 4, approx. 20 minutes to Waterloo).

The spacious open plan ground floor is perfect for modern family life, featuring a stylish kitchen with island and breakfast bar, large living and dining areas, bifold doors onto a west-facing garden, plus a utility area and downstairs WC.

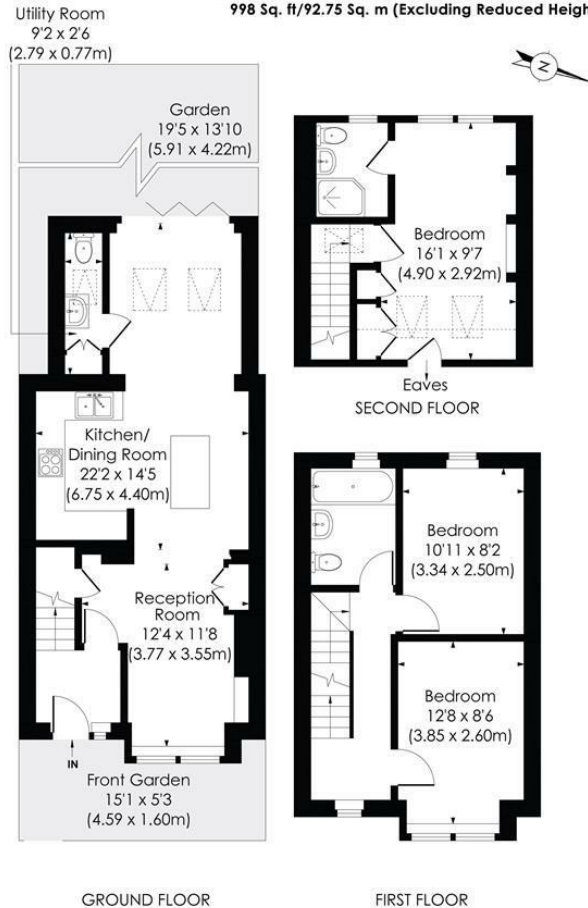
Upstairs offers two generous double bedrooms, a modern family bathroom, and a fantastic principal suite with excellent head height and luxury en suite shower room.

GORE ROAD, SW20

Approx. Gross Internal Floor Area

1027 Sq. ft/95.45 Sq. m (Including Reduced Height)

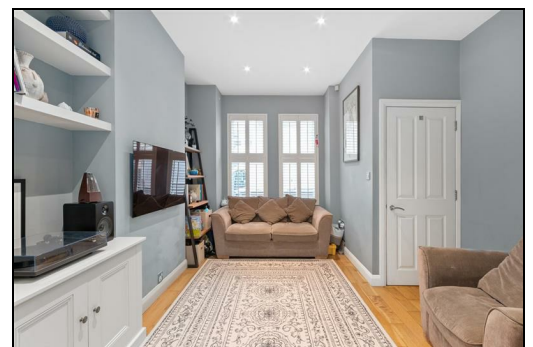
998 Sq. ft/92.75 Sq. m (Excluding Reduced Height)



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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.

- Three Double Bedrooms
- Fully Extended Apostle House
- 0.1 Miles To Raynes Park Station & High Street
- Approx. 20 Minutes To Waterloo (Zone 4)
- West-Facing Garden
- Stunning Open Plan Living Space
- Modern Kitchen With Island & Breakfast Bar
- Utility Room & Downstairs WC
- EPC Rating - C
- Council Tax Band - E



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	76	81
EU Directive 2002/91/EC		

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