

**Vernon Avenue
Raynes Park, SW20 8BN**

£925,000 Freehold



This attractive THREE DOUBLE BEDROOM, TWO BATHROOM Edwardian Apostle House has a superb West facing garden with home office, a beautiful and recently fitted, extended kitchen/dining room with sliding doors, separate utility room and W.C and a spacious master bedroom with en-suite shower room. There is also a charming separate front reception room with a lovely period fireplace, two further double bedrooms on the first floor and a modern family bathroom. Perfectly located for the David Lloyd Sports Club and both Raynes Park and Wimbledon Chase Stations and Shops. NO ONWARD CHAIN.

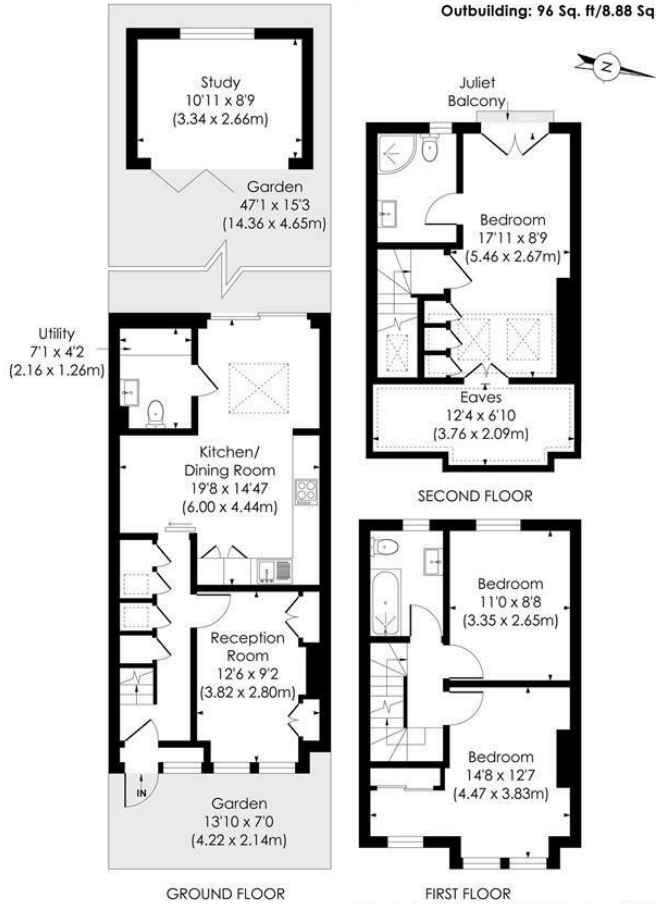
VERNON AVENUE, SW20

Approx. Gross Internal Floor Area

1126 Sq. ft/104.65 Sq. m (Including Reduced Height)

1005 Sq. ft/93.41 Sq. m (Excluding Reduced Height)

Outbuilding: 96 Sq. ft/8.88 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.

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- Three Double Bedroom - Two Bathroom
- Attractive Edwardian Apostle House
- Beautiful, Recently Refurbished Kitchen/Dining Room
- Utility Room And Downstairs W.C
- Separate Front Reception Room With Period Fire Place
- West Facing Rear Garden With Garden Room
- Spacious Master Bedroom With En Suite Shower Room
- Close To Raynes Park, Wimbledon Chase And David Lloyd Sports Club
- EPC - C
- Council Tax Band - E



Energy Efficiency Rating	
	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	EU Directive 2002/91/EC

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