

**Bronson Road  
Raynes Park, SW20 8DZ**

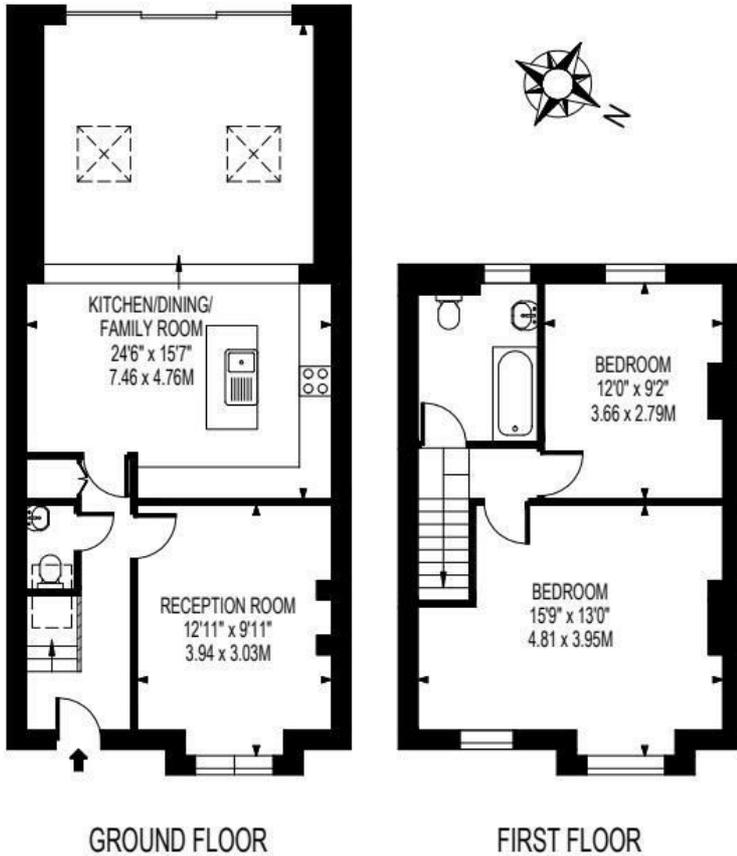
**£840,000 Freehold**



**This superb two double bedroom, Victorian Apostle House with stunning open plan kitchen/dining/family room and West facing garden is located within the admissions priority area for Wimbledon Chase Primary School. An excellent first time or second time purchase with attractive brick fronted fascia, separate front reception room, downstairs W.C, extended kitchen/dining/family room with sliding doors directly on to the West facing Garden. On the first floor are two good sized bedrooms and a modern family bathroom. Potential to extend to the loft S.T.P.P.**

## BRONSON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 942 SQ FT- 87.50 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two Double Bedroom
- Victorian Brick Fronted Apostle
- Stunning Rear Extension
- West Facing Garden
- Wimbledon Chase A.P.A
- Downstairs W.C
- Separate Reception Room
- Potential to Extend S.T.P.P
- EPC Rating - C
- Council Tax - D



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		88
B	(81-90)		
C	(69-80)	74	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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