

**Edna Road  
Raynes Park, SW20 8BS**

**£875,000 Freehold**



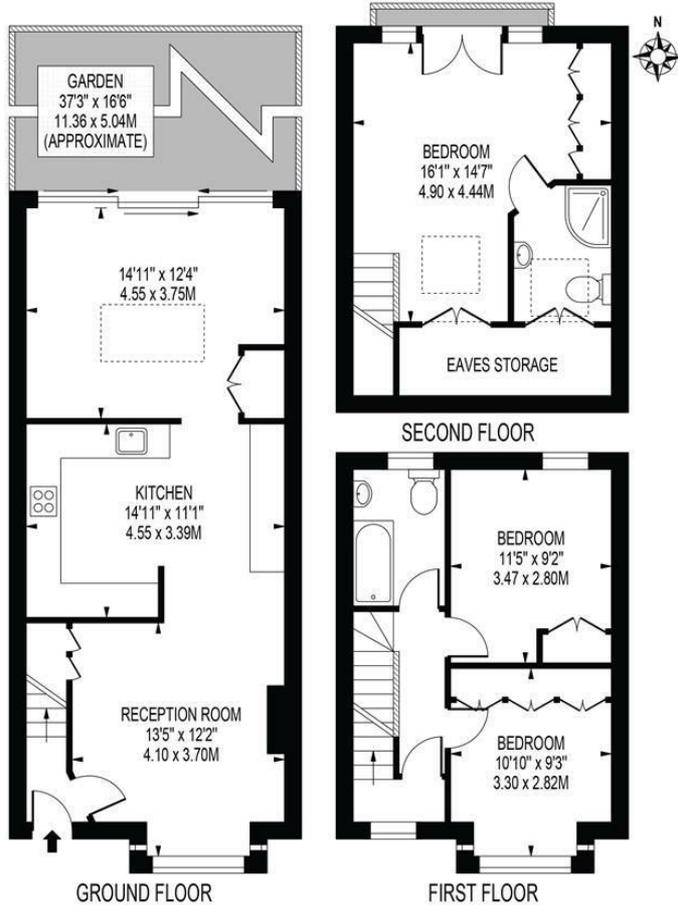
**This stunning three double bedroom, two bathroom Edwardian Apostle House has a superbly designed loft extension with en-suite shower room and a fantastic rear extension with direct access to a landscaped West facing garden. An excellent first/second time purchase or downsize move that is ideally located for both Raynes Park (0.3 Miles) and Wimbledon Chase Stations (0.6 Miles). Offered to the market with no onward chain.**

## EDNA ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1147 SQ FT - 106.56 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

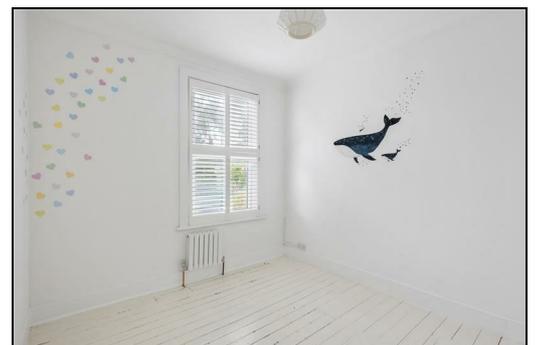
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 53 SQ FT - 4.94 SQ M



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.

- Three Double Bedroom
- Two Modern Bathrooms
- Edwardian Apostle House
- West Facing Garden
- Beautifully Finished Throughout
- 0.4 Miles To Raynes Park Station
- 0.6 Miles To Wimbledon Chase Station
- No Onward Chain
- EPC Rating - C
- Council Tax Band - E



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 70                      | 85        |
| (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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