

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

**£950,000 Freehold**



**This stunning 1259 sqft THREE DOUBLE BEDROOM, TWO BATHROOM Edwardian Apostle house (circa 1904) has a larger than average 4.5m rear extension and a superb principle bedroom with en-suite. Located on a highly desirable tree lined road, within easy access to both Raynes Park Station (0.4 miles) and Wimbledon Chase Station (0.5 Miles).**

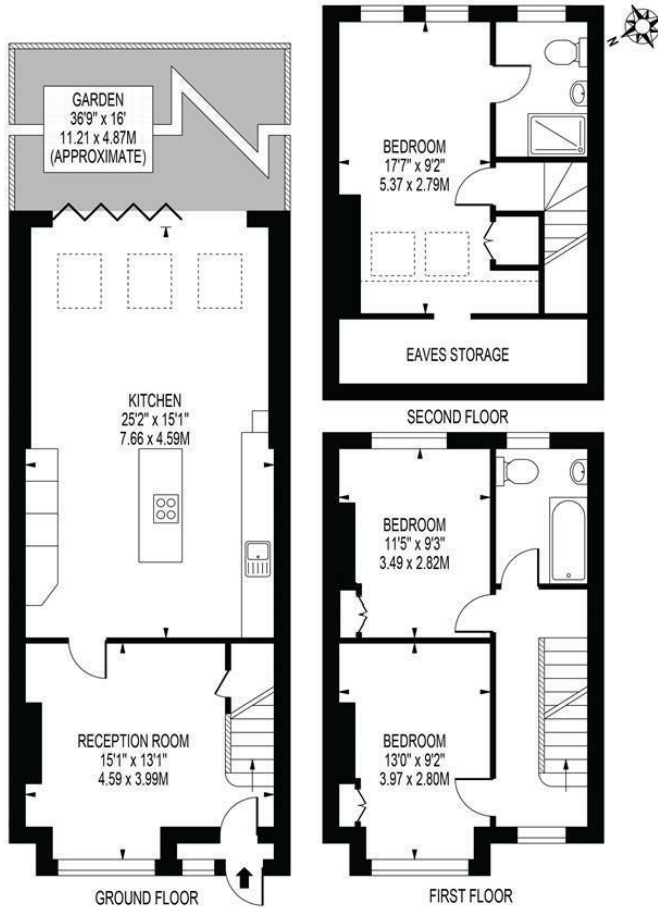
**There is a spacious front reception room with plantation shutters, an exceptional extended 25'2 ft open plan kitchen/dining/family room with Quartz work tops, three large sky lights and Aluminium Bi Folding doors that lead to the fantastic landscaped garden and shed. To the first floor are two good sized double bedrooms with built in wardrobes and the stylish family bathroom. On the top floor is a Principle bedroom with built in wardrobes and a gorgeous en-suite shower room. Residents Parking Permits available for on street parking.**

## VERNON AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1259 SQ FT - 116.92 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 89 SQ FT - 8.26 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 Bathroom
- 1259 sqft - Edwardian Apostle House (Circa 1904)
- Exceptional 25'2 ft Kitchen/Dining/Family Room
- Superb Principle Bedroom with En-suite Shower Room
- 0.4 Miles to Raynes Park Station
- 0.5 Miles to Wimbledon Chase Station
- Separate Front Reception Room
- Landscaped Rear Garden with Shed
- Merton Council Tax Band - E
- EPC- C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C	74	85
(35-48)	D		
(19-34)	E		
(7-18)	F		
(1-6)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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