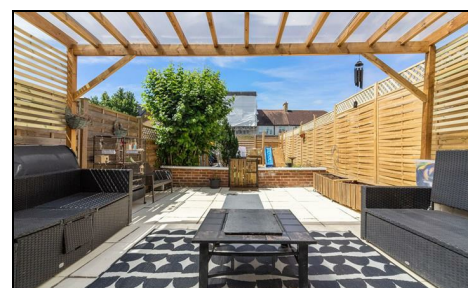


**Bronson Road  
Raynes Park, SW20 8DZ**

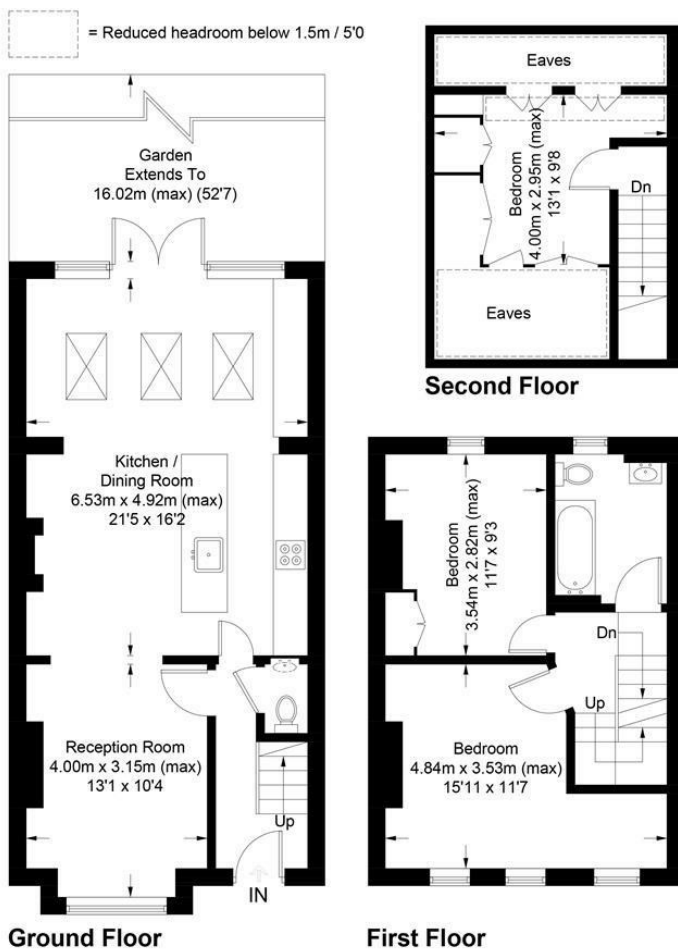
**Offers Over £840,000 Freehold**



This beautifully presented TWO DOUBLE BEDROOM Edwardian Apostle with extended loft room and large West facing garden (50ft plus) has a perfect blend of original character and modern charm throughout. An excellent first or second time purchase that is ideally located within the desirable Wimbledon Chase Primary School Admission Priority Area. The front features an attractive original 'London Stock' Brick fascia and Victoria tiled path. As you then enter there is a welcoming entrance hall with under stair storage and downstairs W.C. and doors that open into the superb, versatile open plan living accommodation. There are exposed original floor boards, exposed brick chimney stacks, stunning modern kitchen with central island, pendant lighting and integrated appliances. The rear extension features underfloor heating, built in cupboards to house the washing machine and dryer, a feature electric stove and French doors. The garden is 50ft plus and has a lovely tiled patio, pergola and lawned area. On the first floor is a gorgeous family bathroom, two double bedrooms and stairs to the loft room that could easily be fully converted to a master bedroom and en-suite s.t.p.p. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

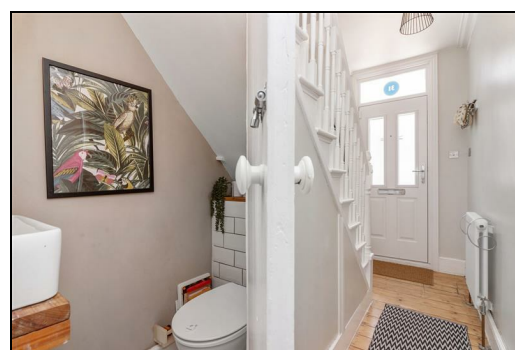
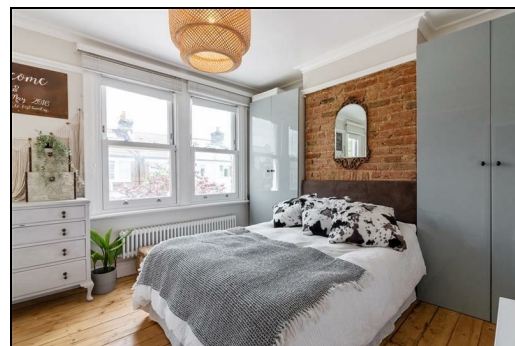
## Bronson Road, SW20

Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft  
(Including Eaves)



This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
Copyright Bespokeplans.co.uk (ID873619)

- Two Double Bedroom And Loft Room
- Edwardian Apostle House
- Wimbledon Chase Primary School A.P.A
- Gorgeous Ground Floor Accommodation
- Large West Facing Rear Garden
- Perfect Blend Of Period Features and Modern Finishes
- Potential To Fully Extend S.T.P.P
- No Onward Chain
- Council Tax Band - \*\*\*\*
- Energy Performance Certificate - \*\*\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (81-91)		
B (61-80)		
C (51-60)		
D (31-50)		
E (21-30)		
F (11-20)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	86	60
EU Directive 2002/91/EC		

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years  
of successful Sales and  
Lettings in Merton

