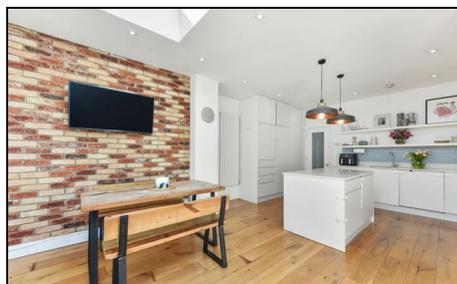


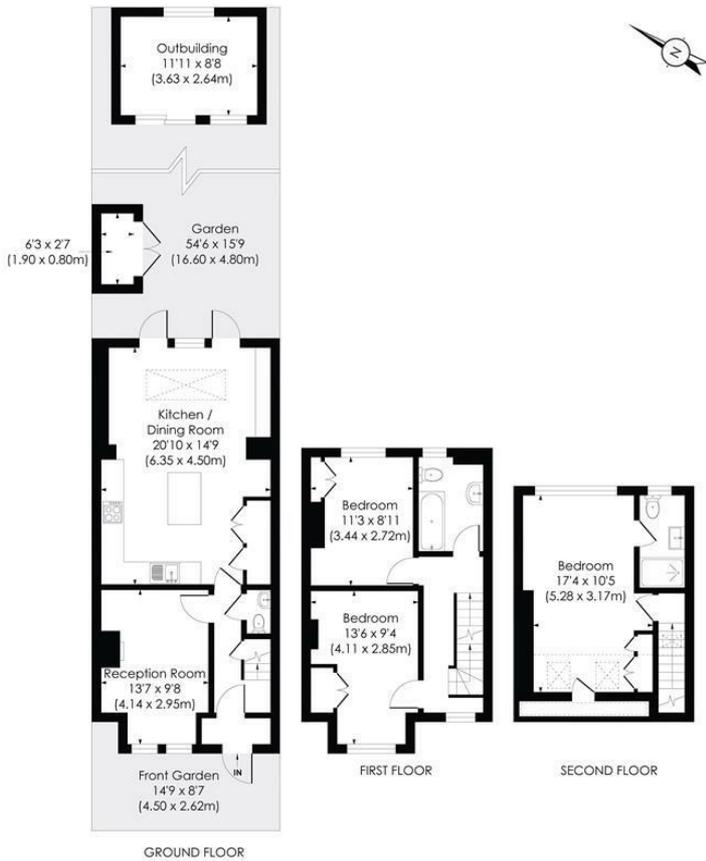
**Dorien Road
Raynes Park, SW20 8EJ**

£925,000 Freehold



This exceptional (1219 sqft) THREE DOUBLE BEDROOM, TWO BATHROOM, fully extended Edwardian Apostle house (circa 1904) has a lovely 54'ft landscaped garden with home office and a stunning open plan kitchen/dining/family room with bi folding doors. Perfectly located for both Raynes Park Station (0.5 miles) and Wimbledon Chase Station (0.4 miles). There is also an attractive brick fronted fascia, entrance hall with storage and downstairs W.C, separate front reception room with wood burner, spacious principle bedroom with en-suite shower room and modern family bathroom.

DORIEAN ROAD, SW20
 Approx. Gross Internal Floor Area
 1219 Sq. ft/113.22 Sq. m (excl. Outbuilding)



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 This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring 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.

- Three Double Bedroom - Two Bathroom (1219 sqft)
- Stunning Open Plan Kitchen/Dining/Family Room
- Brick Fronted Edwardian Apostle House (circa 1904)
- Close to Wimbledon Chase Station (0.4 Miles)
- Close to Raynes Park Station (0.5 Miles)
- Landscaped Rear Garden and Home Office
- Separate Front Reception Room
- Downstairs W.C
- EPC Rating - E
- Council Tax Band - E

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		87
B	(81-90)		
C	(69-80)		
D	(55-68)	50	
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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