

## Carlton Park Avenue Raynes Park, SW20 8BL

£900,000 Freehold



This beautifully presented 1,140 sqft **THREE BEDROOM** 1950's Apostle House has an exceptional rear extension, off street parking for two cars and an idyllic location being only 0.3 Miles to Raynes Park High Street and Station. At 20ft (6m) wide, it offers a much more spacious living area and garden compared to most Apostles houses. There is a fantastic sized separate reception room, a downstairs W.C in the hallway and a charming, low maintenance rear garden. In the rear extension there is a high specification kitchen with quartz worktops, ample storage, feature picture window and bifolding doors. On the first floor are the three bedrooms and a modern family bathroom. With loft space for storage, and EV charging point to the front.

Carlton Park Avenue, SW20  
 Approximate Gross Internal Area  
 105.94 sq m / 1140 sq ft  
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- Three Bedroom - 1,140 sqft - Exceptionally Wide (20ft)1950's Apostle House
- Exceptional Kitchen/Dining Room Rear Extension
- Off Street Parking For Two Cars With EV Charging Point
- 0.3 Miles To Raynes Park Station And High Street
- Beautifully Presented Throughout
- Spacious Separate 19ft x11ft Reception Room
- Modern Family Bathroom And Downstairs W.C
- Charming, Low Maintenance Rear Garden - Loft Space
- EPC - C
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	80
(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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