

Sydney Road Raynes Park, SW20 8EF

£750,000 Freehold



A delightful, two bedroom, Edwardian terrace period home, with a large rear garden and a rear extension. Set in a desirable location, close to both Wimbledon Chase & Raynes Park railways stations and within the admission priority area for Wimbledon Chase Primary School. Potential for loft extension (S.T.P). This is a superb property.

SYDNEY ROAD, SW20

Approx. Gross Internal Floor Area

890 Sq. ft/82.69 Sq. m



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PROPERTY MARKETING

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

- Two Double Bedrooms
- Rear Extension
- Large Rear Garden
- Brick Fronted Fascia
- Admission Priority Area for Wimbledon Chase Primary School.
- Modern Kitchen & Bathroom
- Close to Raynes Park & Wimbledon Chase
- Potential to Extend S.T.P.P
- EPC Rating D
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(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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