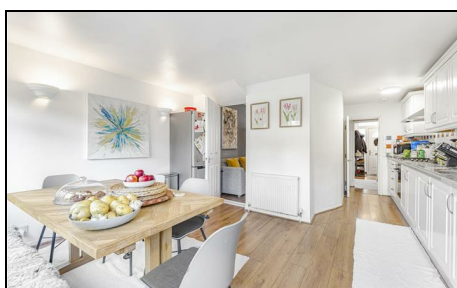


## Prince Georges Avenue Raynes Park, SW20 8BH

**£875,000 Freehold**

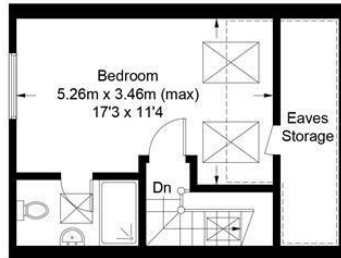


**This beautifully presented THREE DOUBLE BEDROOM, TWO BATHROOM, End of Terrace Edwardian Apostle House is located only 0.3 Miles to Raynes Park Station and High Street. This lovely home is an ideal first or second time purchase with good size front garden, attractive frontage, fantastic through lounge, spacious extended L-shaped kitchen/dining room, well-maintained rear garden, well-designed loft extension incorporating the master bedroom and a beautiful en suite shower room, to the first floor there are two further double bedrooms with built-in wardrobes, separate home study and a modern family bathroom.**

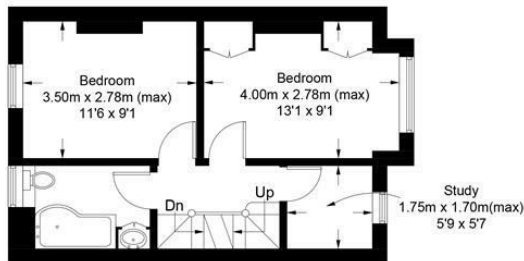


## Prince Georges Avenue, SW20

Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft  
(Including Eaves Storage)

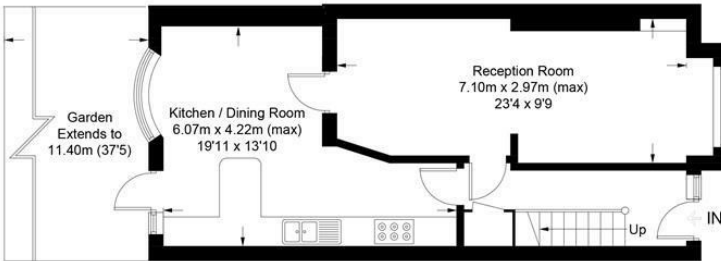


Second Floor



First Floor

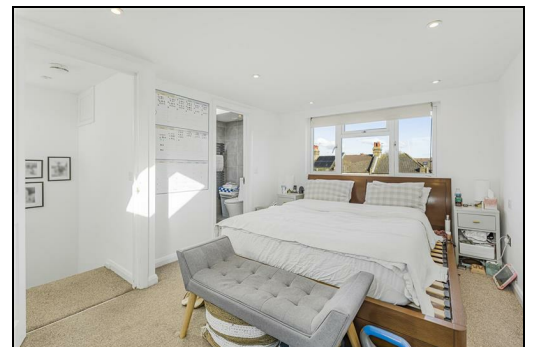
= Reduced headroom below 1.5m / 5'0



Ground Floor

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.  
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- Three Double Bedrooms
- Two Modern Bathrooms
- Separate Study
- Large Through Lounge
- Well Designed Loft Extension
- End Of Terrace Edwardian Apostle House
- 0.3 Miles To Raynes Park Station
- Extended Kitchen/Dining Room
- EPC - C
- Council Tax Band - D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>70</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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

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