

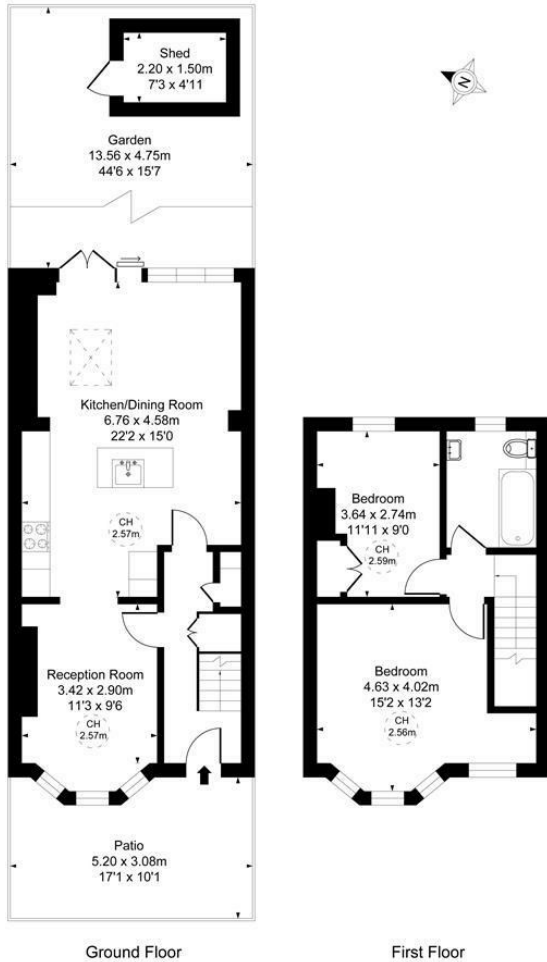
## Sydney Road Raynes Park, SW20 8EF

£850,000 Freehold



**This attractive and well maintained TWO DOUBLE BEDROOM, rear extended Apostle House with desirable layout and low maintenance garden is located in sought after road 0.6 Miles to Raynes Park Station and High Street. Well presented throughout with a front reception room leading to a fantastic open plan kitchen/dining/family room with double doors onto a charming rear garden. On the first floor are two great sized bedrooms and a fitted family bathroom. OFFERING FABULOUS POTENTIAL TO FURTHER EXTEND IN TO THE LOFT SPACE S.T.P.P.**

Sydney Road London SW20  
 Approximate Gross Internal Area  
 83.31 sq m / 897 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.



- Two Bedrooms
- Attractive Victorian Apostle House
- Wimbledon Chase Primary School A.P.A
- Beautifully Presented Throughout
- Rear Extension
- Mature Rear Garden
- Close to Raynes Park and Wimbledon Chase Stations
- Potential To Extend into the Loft S.T.P.P
- EPC Rating - C
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
EU Directive 2002/91/EC			

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