

**Vernon Avenue
Raynes Park, SW20 8BN**

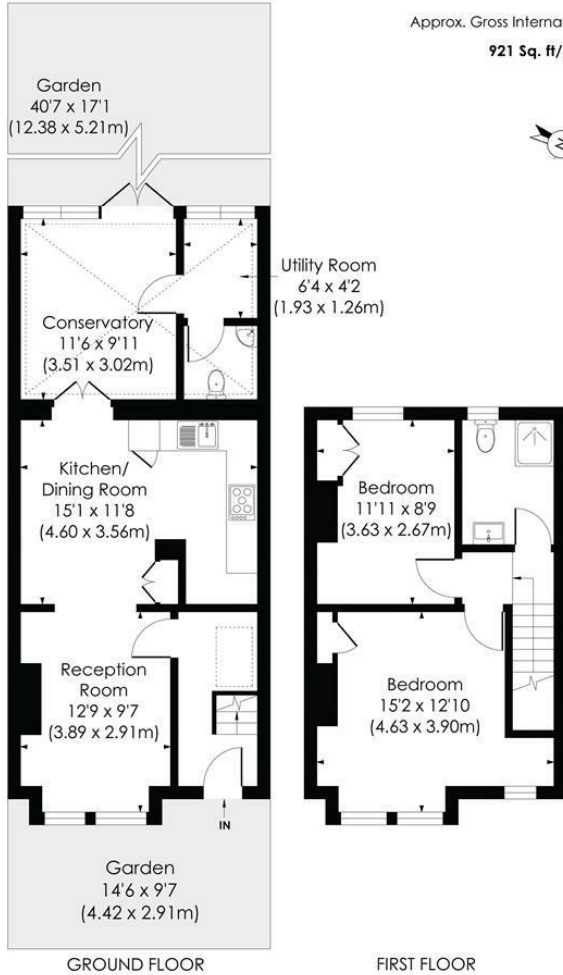
£750,000 Freehold



This charming TWO DOUBLE BEDROOM, brick fronted, Edwardian Apostle House with conservatory rear extension, open plan kitchen/dining room and West facing garden is conveniently located for both Raynes Park and Wimbledon Chase Stations and Shops. An excellent first or second time purchase or downsize move, offered with no onward chain and potential to extend subject to the usual planning consents.

VERNON AVENUE, SW20

Approx. Gross Internal Floor Area
921 Sq. ft/85.57 Sq. m



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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 Bedroom, Two Bathroom
- Brick Fronted Edwardian Apostle House
- West Facing Rear Garden
- Conservatory Rear Extension With W.C And Utility Room
- Easy Access To Raynes Park And Wimbledon Chase
- Open Plan Kitchen/Dining Room
- Neutrally Decorated Kitchen And Bathroom
- No Onward Chain - Potential To Further Extend S.T.P.P
- 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			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			
(1-20) G			
		72	91
England & Wales		EU Directive 2002/91/EC	

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