

**Bronson Road  
Raynes Park, SW20 8DY**

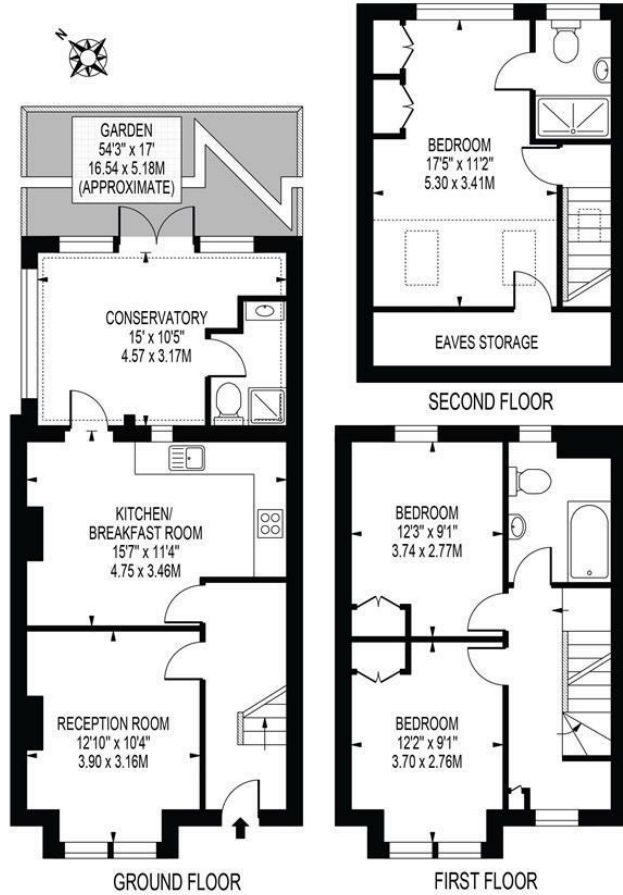
**£865,000 Freehold**



**This gorgeous brick fronted THREE DOUBLE BEDROOM, TWO BATHROOM Edwardian "Apostle" House (circa 1901) has a superb loft extension with en-suite (finished 2023), fantastic 54ft rear garden and planning granted for full 4.5m rear extension and 5m X 5m home office. Ideally located within the Admissions Priority Area for Wimbledon Chase Primary School and within easy access to both Raynes Park and Wimbledon Chase Stations and Amenities.**

## BRONSON ROAD

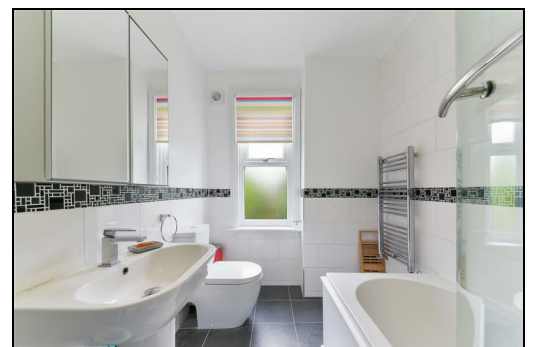
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1200 SQ FT - 111.52 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)  
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 110 SQ FT - 10.18 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Three Double Bedroom - Three Bathroom - 1200sqft
- Superb 54ft Rear Garden
- Wimbledon Chase Primary School A.P.A
- Brick Fronted Edwardian "Apostle" House Circa 1901
- Close to Raynes Park Station (0.6 Miles)
- Close to Wimbledon Chase Station (0.3 Miles)
- Planning Permission Granted
- Loft Extension and En-suite Finished 2023
- EPC Rating C
- Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		89
B	(81-90)		
C	(69-80)	77	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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