

**57 Aston Road  
Raynes Park, SW20 8BG**

**£850,000 Freehold**



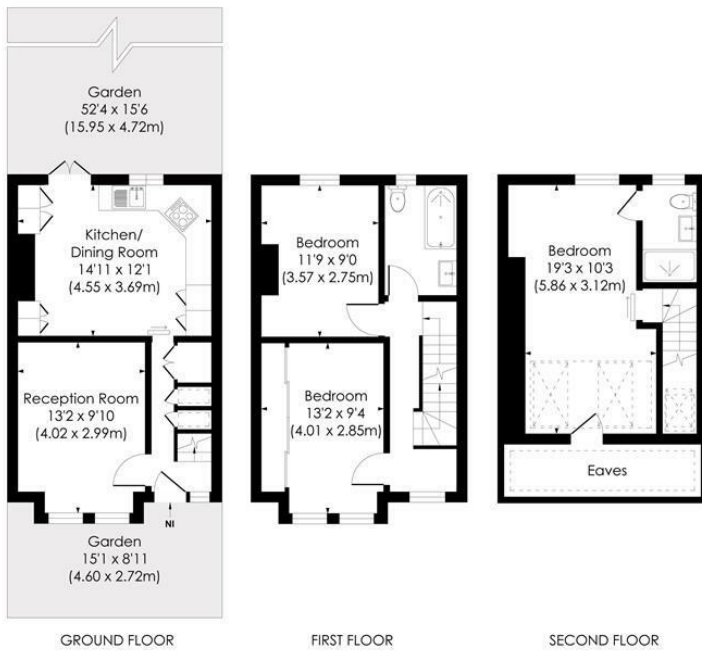
**This is a charming 1,089 sqft THREE DOUBLE BEDROOM, TWO BATHROOM, brick fronted, Edwardian "Apostle" House that is perfectly located for Raynes Park High Street and Station (0.3 Miles). It is well presented throughout having been lovingly maintained by the current owners, making it an ideal first/second time purchase or downsize move. There is a separate front reception room with plantation shutters, a welcoming entrance hall with under stair storage and an open plan kitchen dining room with doors onto the gorgeous 52ft rear garden. On the first floor there are two good sized bedrooms both with shutters and built in wardrobes and a modern family bathroom. The loft has been converted creating a superb 19ft Principal Bedroom with en suite shower room. Offering excellent potential to further extend to the rear S.T.P.P**

**ASTON ROAD, SW20**

Approx. Gross Internal Floor Area

**1089 Sq. ft/101.20 Sq. m (Including Reduced Height)**

**972 Sq. ft/90.32 Sq. m (Excluding Reduced Height)**



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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.

- Three Double Bedroom - Two Bathroom
- Brick Fronted Edwardian "Apostle" House
- Gorgeous 52ft Rear Garden
- 0.3 Miles to Raynes Park Station
- Spacious 19ft Extended Principal Bedroom with En Suite
- Beautifully Maintained Throughout
- Potential to Further Extend S.T.P.P
- Plantation Shutters and Built in Wardrobes
- Council Tax Band - D
- EPC - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		89
81-101)	B		
69-80)	C	74	
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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