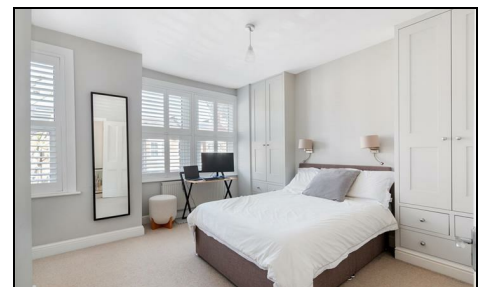
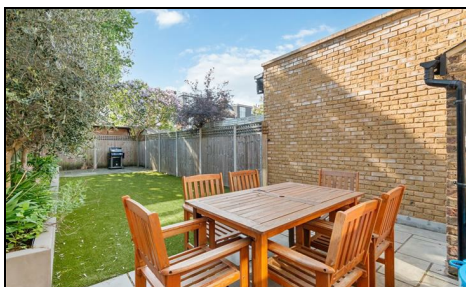


**Vernon Avenue  
Raynes Park, SW20 8BN**

**£750,000 Freehold**

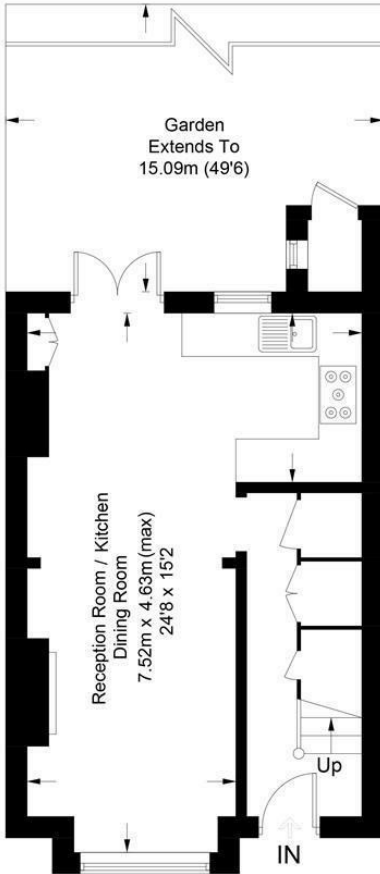


**A beautifully presented two double bedroom, brick-fronted Edwardian Apostle house, ideally located just 0.4 miles from Raynes Park Station and 0.5 miles from Wimbledon Chase.**

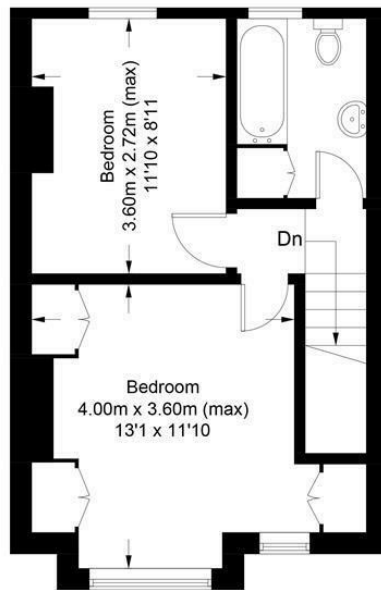
The property offers a welcoming entrance hall with built-in storage, leading to a bright and spacious open-plan ground floor with reception, dining area and modern kitchen perfect for both everyday living and entertaining. To the rear is a stunning west-facing landscaped garden. Upstairs, there are two generous double bedrooms and a stylish family bathroom. The property also offers excellent potential to extend into the loft (currently used for substantial storage) and to the rear (subject to planning), making it an ideal first or second-time purchase with scope to grow.

## Vernon Avenue, SW20

Approximate Gross Internal Area = 69.1 sq m / 744 sq ft



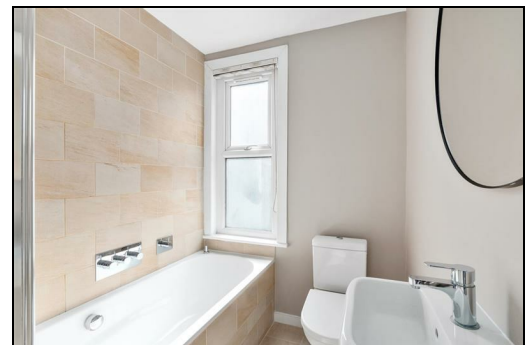
Ground Floor



First 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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- Two Double Bedroom
- Edwardian Apostle House
- Beautifully Presented
- West Facing Garden
- 0.4 Miles To Raynes Park Station & Shops
- 0.5 Miles To Wimbledon Chase Station & Shops
- Modern Kitchen & Bathroom
- Potential To Extend (STPP) (Loft Currently Used For Substantial Storage)
- EPC - D
- Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		61	
(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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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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