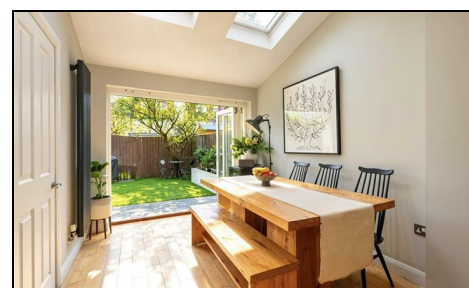


Gore Road Raynes Park, SW20 8JN

Offers Over £850,000 Freehold



This attractive, three double bedroom, two bathroom fully extended brick-fronted Edwardian Apostle house is perfectly located only 0.1 miles from Raynes Park railway station, High Street and within easy access to Prince Georges Playing Fields, David Lloyd Heath Center and well regarded schools.

The ground floor features a superb open-plan kitchen, dining and family room. The modern fitted kitchen includes a central island and ample storage, while plantation shutters and bi-folding doors add both style and functionality, opening onto a low-maintenance west-facing garden. A convenient downstairs WC and utility area complete the ground floor accommodation.

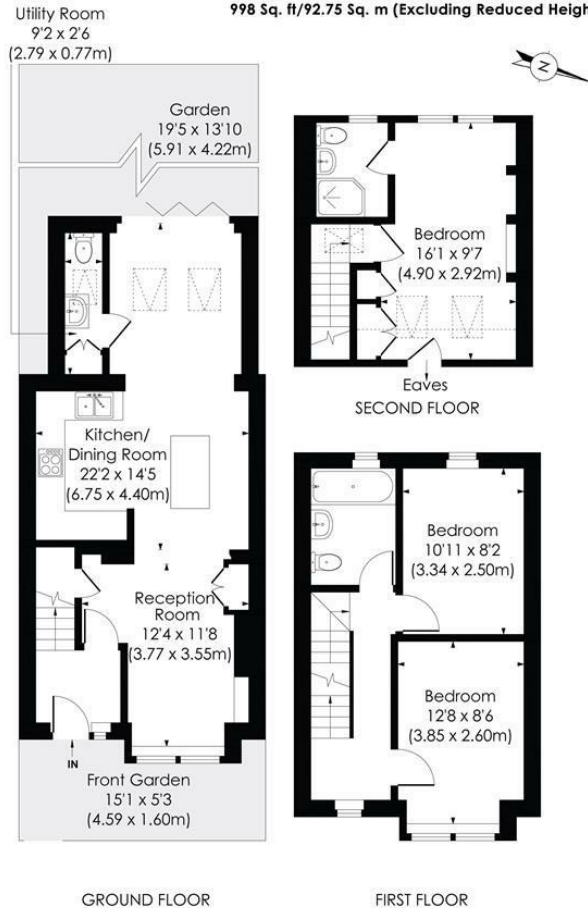
Arranged over the first and second floors are three generous double bedrooms, including a spacious master bedroom with modern en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, creating an ideal layout for families and professionals alike.

GORE ROAD, SW20

Approx. Gross Internal Floor Area

1027 Sq. ft/95.45 Sq. m (Including Reduced Height)

998 Sq. ft/92.75 Sq. m (Excluding Reduced Height)

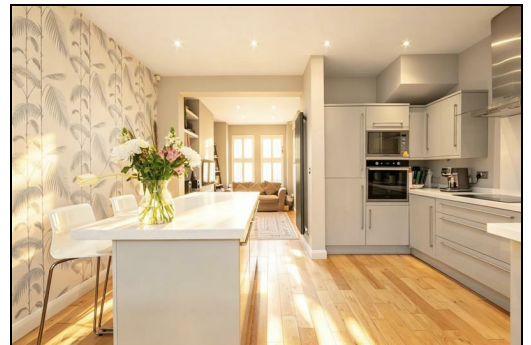
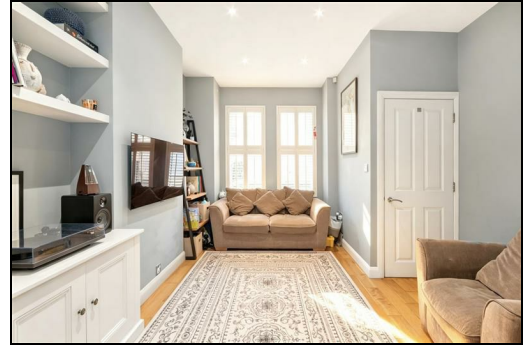


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PROPERTY MARKETING

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.

- Centrally Located Three Double Bedrooms - Two Bathroom
- Attractive brick-fronted Edwardian Apostle house
- 0.1 miles from Raynes Park railway station and Raynes Park High Street
- Spacious Master Bedroom with En-Suite Shower Room
- Utility room & downstairs WC
- Superb open-plan kitchen/dining/family room
- West Facing Rear Garden
- Plantation Shutters - Bi Folding Doors
- EPC Rating - C
- Council Tax Band - E



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) 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	EU Directive 2002/91/EC

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