

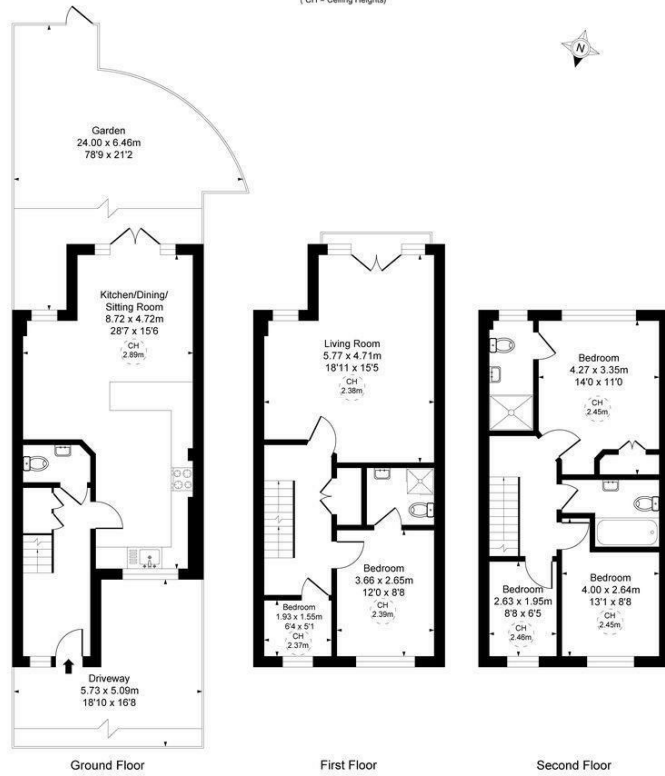
**Kingston Road  
Raynes Park, SW20 8DX**

**£1,100,000 Freehold**



**This superb 1,478 sqft, FOUR BEDROOM, THREE BATHROOM plus separate study Modern Town house has a large kitchen dining room, a 77'ft South Facing Rear garden, a spacious and bright reception room and off street parking to the front. Ideally located within the Admissions Priority Area for the highly sought after Wimbledon Chase Primary School. Also with easy access to both Raynes Park and Wimbledon Chase Stations and Shops. Offered to the market with no onward chain.**

Kingston Road Raynes Park, SW20  
 Approximate Gross Internal Area  
 137.32 sq m / 1478 sq ft  
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- Four Bedroom - Three Bathroom - Plus Study
- 1,478 SQFT - 136.8 SQM - Modern Town House
- 77'Ft South Facing Garden
- Wimbledon Chase Primary School A.P.A
- Close To Raynes Park Station And High Street
- Close To Wimbledon Chase Station And Shops
- Off-Street Parking - Downstairs W.C
- No Onward Chain
- EPC - TBC
- Council Tax Band - G

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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